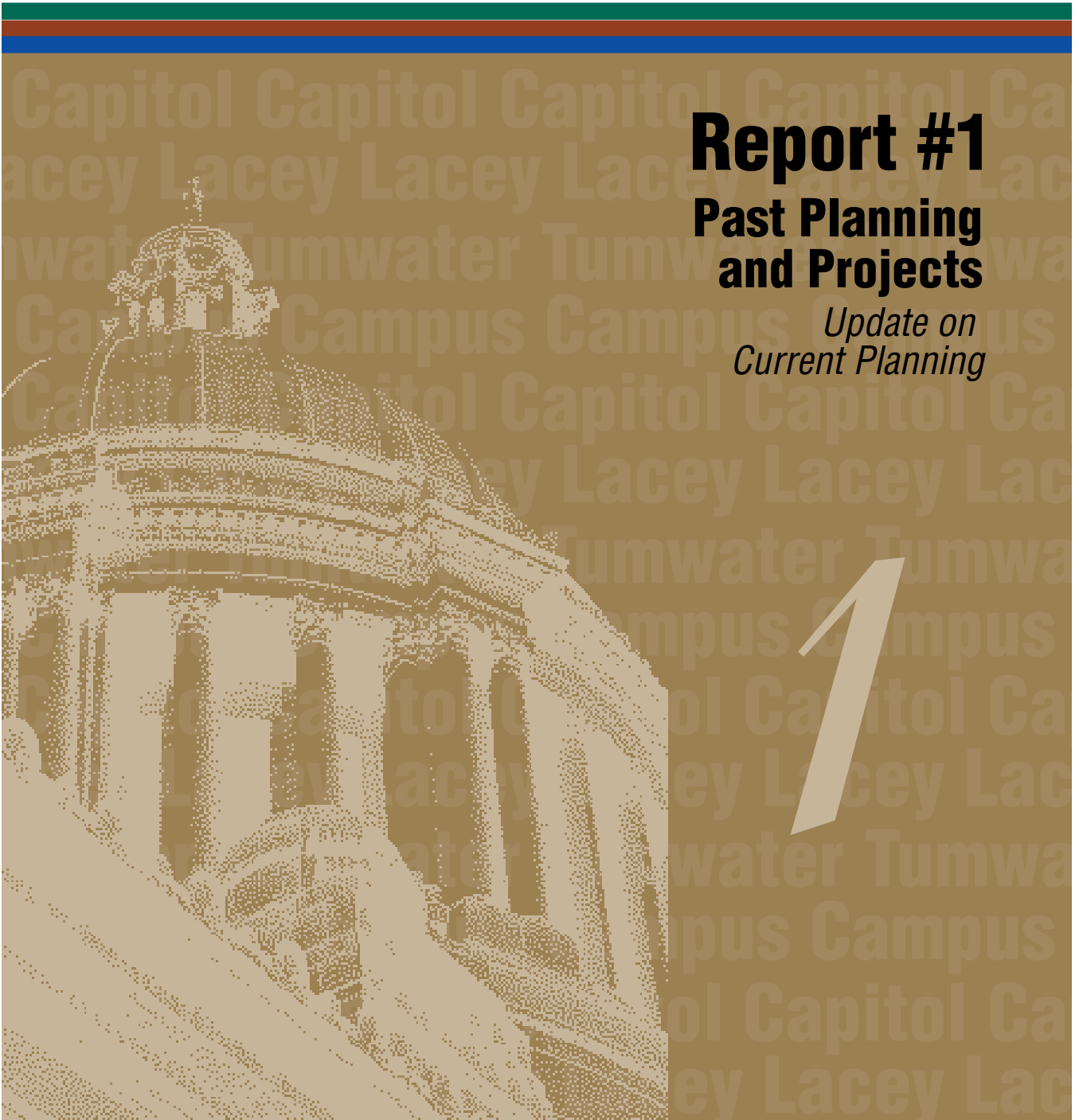


Thurston County Lease and Space Planning

Report #1 **Past Planning and Projects**

*Update on
Current Planning*



Washington State Department of
General Administration

September 1999

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Preface

This is the first of a series of reports on the Department of General Administration-led Thurston County-wide Lease and Space Planning Project. This 18-month project was directed in the 99-01 Capital Budget.

Report #1, which covers past planning and projects plus an update on GA's approach to this study directive, will consolidate in one document many years worth of reference material. GA staff, assisted by the Departments of Health, Transportation and Licensing and the Washington State Patrol, developed the majority of the material. It is intended to be factual and does not contain recommendations or public policy proposals. Subsequent reports will contain recommendations and the staff work to support them.

Additional reports will be produced to share information as that information is developed. Those reports, tentatively planned for early November and early December, are also intended to help decision makers in both the executive and legislative branches as they consider state agency budget recommendations or policy proposals being developed by GA, other state agencies, advisory or advocacy groups, or legislative committees. Additional reports will be produced next year.

Copies of this report will be distributed to legislative fiscal committees, local legislators, local governments, state agencies, local developers and lessors, and the media.

Questions, suggestions or comments on this report are encouraged. Please direct them to Grant Fredricks, Deputy Director, Department of General Administration at P.O. Box 41000, Olympia, WA, (360) 902-7203 or E-mail: gfredri@ga.wa.gov.

Thurston County Lease and Space Planning

EXECUTIVE SUMMARY

State agencies, especially the largest, continue to become more fragmented. Almost all agencies want to consolidate in order to:

- Improve operating efficiency and effectiveness
- Improve service to the public
- Save or avoid costs
- Improve security

The 1999 Legislature directed the Department of General Administration to complete a Thurston County 10-year space-needs study by December 2000. It is one of five facility planning studies in process for Thurston County agencies:

- Thurston County 10-year Space Needs Study
- Legislative Building renovation
- Transportation agencies (DOT, WSP, DOL, CRAB, TIB and WTSC)
- Department of Social and Health Services and OB-2
- Department of Health

The Thurston County Space Needs Study will be organized into several sections:

- Analysis of the current situation
- Forecasting future space needs
- Updating facilities standards
- Analysis of state management of owned and leased facilities
- Planning new leased and owned facilities
- Conceptual facility management and development program

Each of the five projects listed above are separate and supported by a separate team and budget, yet draw on the work of other planning efforts. Planning participants include:

- Legislators
- Legislative staff
- OFM
- Local governments
- Developers and lessors
- Staff from all GA facilities divisions

In 1999, several parts of the Thurston County 10-year plan will be accomplished:

- Defining what a 21st century state office should be, how it should perform (part of updating facility standards) and how much it should cost
- Producing three reports:
 - Report 1. The following report on need, legislative direction, GA's planning approach and a preview of work being done by Department of Health and the transportation agencies.
 - Report 2. A report targeted for early November to help OFM, the Governor and the Legislature more completely understand and make decisions about proposals to be submitted by the Department of Health and the transportation agencies.
 - Report 3. Individual reports or requests to be submitted in early December by the departments of Health and Social and Health Services, the transportation agencies, and the Commission on Legislative Building Preservation and Renovation.

Section I: The Need for Facilities

State government, with a few exceptions, has grown and become more fragmented over the past seven years. A strong commitment to the delivery of quality public services, the growing importance of technology, restrictions on state spending, and an aging inventory of owned and leased office buildings require that the state plan, develop and manage its owned and leased space well.

The table showing the county's most fragmented agencies illustrates this fragmentation. Most agencies agree on the need and the following reasons to consolidate.

Most Fragmented Agencies in Thurston County (1998)

Dept. of Social and Health Services	29	locations
Dept. of Health	13	locations
Dept. of Transportation	10	locations
Employment Security	10	locations
Washington State Patrol	8	locations
Attorney General	7	locations
Dept. of Revenue	7	locations
Dept. of Information Services	7	locations
Dept. of Licensing	7	locations
Dept. of Corrections	5	locations
Health Care Authority	5	locations

WHY CONSOLIDATE?

1. Improve agencies' operating efficiency and effectiveness

- Consolidation of fragmented facilities and housing of interrelated functions
- Reduced time lost to travel
- Improved employee productivity
- Consolidated telephone, computer systems, central stores, distribution and receiving, publications, and mail service
- Shared use of resources, i.e., pool vehicles, libraries, receptionists, cashiers, lunchrooms, conference space, hearing rooms, training
- Enhanced communication and accountability through adjacency
- Enhanced public and employee image, thereby improving recruitment and retention

2. Improve service to the public

- Increased visibility and identity
- One-stop customer service
- Increased public access
- Barrier-free access
- Available parking
- Transit access
- Enhanced emergency incident coordination
- Better coordination with community service programs

3. Reduce costs

- Improved building design:
 - Energy efficiency
 - Universal, flexible, interior space and systems to meet changing needs at lower cost
 - Reduce non-assignable space
 - Consolidate to maximize utilization of common areas, i.e. reception, training, conference, mail room, storage
- Re-directed staff and vehicle costs now wasted with cross-town travel
- Reduced office machine cost
- Improved functional efficiency of employees through facility design

4. Improve security

- Central, controlled reception areas
- Enhanced employee safety
- Restricted access to secure areas

Section II: Legislative Direction

The Department of General Administration has both standing and project-specific responsibility to plan for and develop state facilities. As noted in the following sections, GA has responsibility to:

- Help define state office needs;
- Locate and design state offices;
- Establish space, performance, design and cost standards;
- Develop consolidation and co-location opportunities; and
- Manage facilities to ensure long-term effectiveness and cost efficiency.

General Administration takes its authority for this work from RCW 43.82, Housing State Government, and the state capitol, transportation and operating budgets.

EXCERPTS FROM RCW 43.82, HOUSING STATE GOVERNMENT

Extracts from RCW 43.82.010. Acquisition, lease, and disposal of real estate for state agencies – Long-range planning – Use of lease as collateral or security – Colocation and consolidation – Studies

(1) The director of general administration, on behalf of the agency involved, shall purchase, lease, lease purchase, rent, or otherwise acquire all real estate, improved or unimproved, as may be required by elected state officials, institutions, departments, commissions, boards, and other state agencies, or federal agencies where joint state and federal activities are undertaken and may grant easements and transfer, exchange, sell, lease, or sublease all or part of any surplus real estate for those state agencies which do not otherwise have the specific authority to dispose of real estate. This section does not transfer financial liability for the acquired property to the department of general administration.

(2) Except for real estate occupied by federal agencies, *the director shall determine the location, size, and design of any real estate or improvements thereon acquired or held pursuant to subsection (1) of this section. Facilities acquired or held pursuant to this chapter, and any improvements thereon, shall conform to standards adopted by the director and approved by the office of financial management governing facility efficiency unless a specific exemption from such standards is provided by the director of general administration.* The director of general administration shall report to the office of financial management annually on any exemptions granted pursuant to this subsection.

(5) *It is the policy of the state to encourage the colocation and consolidation of state services into single or adjacent facilities, whenever appropriate, to improve public service delivery, minimize duplication of facilities, increase efficiency of operations, and promote sound growth management planning.*

(6) The director of general administration shall provide *coordinated long-range planning services to identify and evaluate opportunities for colocating and consolidating state facilities.* Upon the renewal of any lease, the inception of a new lease, or the purchase of a facility, the director of general administration shall determine whether an opportunity exists for colocating the agency or agencies in a single facility with other agencies located in the same geographic area. *If a colocation opportunity exists, the director of general administration shall consult with the affected state agencies and the office of financial management to evaluate the impact colocation would have on the cost and delivery of agency programs, including whether program delivery would be enhanced due to the centralization of services.* The director of general administration, in consultation with the office of financial management, shall develop procedures for implementing colocation and consolidation of state facilities.

(9) *In order to obtain maximum utilization of space, the director of general administration shall make space utilization studies, and shall establish standards for use of space by state agencies. Such studies shall*

include the identification of opportunities for colocation and consolidation of state agency office and support facilities.

(10) Prior to the construction of new buildings or major improvements to existing facilities or acquisition of facilities using a lease purchase contract, the director of general administration shall conduct an evaluation of the facility design and budget using life-cycle cost analysis, value-engineering, and other techniques to **maximize the long-term effectiveness and efficiency of the facility or improvement.**

FROM THE 99-01 OPERATING BUDGET, ESSB 5189

(Sec. 212. For the department of social and health services – administration and supporting services program)

The appropriations in this section are subject to the following conditions and limitations:

(1) Funding is provided for the incremental cost of lease renewals and for the temporary increased costs for relocating staff out of state office building no. 2 (OB2) during the renovation of that building. Of this increase, \$2,400,000 is provided for relocating staff. This amount is recognized as one-time-only funding for the 1999-01 biennium. **As part of the 2001-2003 budget request, the department shall update the estimate of increased cost for relocating staff, including specifying what portion of that increase is due to providing more square footage per FTE in the new leased space compared to the space occupied previously.**

FROM THE 99-01 CAPITAL BUDGET, SHB 1165

General Direction. Sec. 912. Any capital improvements or capital projects involving construction or major expansion of a state office facility, including, but not limited to, district headquarters, detachment offices, and off-campus faculty offices, shall be reviewed by the department of general administration for possible consolidation, colocation, and compliance with state office standards before allotment of funds. The intent of the requirement imposed by this section is to eliminate duplication and reduce total office space requirements where feasible, while ensuring proper service to the public.

OB-2/DSHS Renovation Project. Sec. 148. For the department of general administration OB-2: Preservation (98-1-007)

Reappropriation:

Capitol Building Construction Account – State \$ 1,700,000

Appropriation:

State Building Construction Account – State \$ 3,100,000

Thurston County Capital Facilities Account – State \$ 3,900,000

Subtotal Appropriation \$ 7,000,000

Future Biennia (Projected Costs) \$ 40,200,000

TOTAL \$ 51,650,000

The appropriation in this section is subject to the following conditions and limitations and specified amounts are provided solely for that activity:

(1) Before any funds are expended for the transportation facility to be located in Tumwater, Washington, the director of general administration shall conduct an evaluation of the planned facility design and budget using life-cycle cost analysis, value-engineering, and other techniques to maximize the long-term effectiveness and efficiency of the facility or improvement as required under RCW 43.82.010(10). Furthermore, the director shall present the findings of the evaluation to the fiscal committees of the house of representatives and the senate by December 31, 1999. Up to \$100,000 of the motor vehicle account—state appropriation may be expended by the department of general administration to conduct an analysis of future transportation-related facility office space needs in Thurston County, by agency, for the next ten years. The analysis shall consult with state agencies, private developers, and building owners to determine the inventory of space available and planned over the next ten years in government and non-government buildings, and the impact on current office space. The analysis must be completed by January 31, 2000.

Section III: The Study Plan

General Administration faces a challenging job in identifying and developing a coordinated plan to meet facility needs of more than 100 agencies, boards and commissions in Thurston County.

This section describes GA's approach to this challenge. The study begins with an analysis of the current situation followed by a forecast of future space needs. Clear performance, technical, space and cost standards are central to this planning effort. So, too, is an analysis of the management of state-owned or leased space including possible improvements to state management practices.

The study will also propose better ways to identify, plan for and develop new owned and leased space. The 18-month effort will conclude with the development of a 10-year Thurston County conceptual building development program for both leased and owned space.

THURSTON COUNTY SPACE NEEDS STUDY

Key questions to be answered

The current situation

- How do today's owned and leased buildings affect tenant operations and service delivery?
- What facility-related costs should be considered when making decisions on moving or modifying facilities?
- Under what conditions should overcrowding be corrected by moving?
- When does fragmentation of agency operations unacceptably detract from service delivery and agency efficiency?

Forecasting future space needs

- What, if anything, should be done with today's owned and leased facilities to correct unacceptable service delivery or operational problems?
- What is the best way to estimate future needs?

Updating facility standards

- What standards should the state require owned and leased buildings to perform to?
- What space and technical design specifications describe these performance standards?
- What factors should be considered in locating state facilities?
- What budget, financial and life cycle cost criteria should affect state decision-making? And how?

State management of facilities

- What changes would improve the state's management of its existing owned and leased office building inventories?
- What should justify an agency move?
- How can state agencies, GA, OFM and the legislature better coordinate leasing of new space?

Planning new leased and owned facilities

- What changes would improve planning for, approving, budgeting and siting new owned and leased facilities?
- What changes are needed in the state's procurement process to improve coordination, provide better prices and ensure the best possible competition?

Ten-year space plan

- What are the state's 10-year Thurston County space needs and what is the best way to meet them?

THURSTON COUNTY SPACE NEEDS STUDY: SCOPE OF WORK

GA is involved in five separate facility-planning efforts to answer the questions asked above:

- Planning for displaced functions from the Legislative Building to permit its renovation;
- Accommodating DSHS' OB-2 activities to accommodate next biennium's construction and better organize DSHS headquarters functions;
- Completing evaluation and planning associated with a possible transportation agencies building in Tumwater;
- Assisting Department of Health which might lead to a proposal for a new Health headquarters or headquarters complex; and
- A 10 year analysis of future state office space needs.

All five of these planning efforts will be coordinated in the following scope of work. A separate consultant team will support each project. Conceptually, each planning project will be managed as a discrete planning project and have its own planning budget and schedule. But each project can pay for and produce different parts of an overall product. In turn, each project will draw on the work of other planning efforts to benefit its own project. And because each of these projects is at a relatively advanced level of planning, each work product will become a template and guideline for other agencies' planning.

Planning participants will include legislators and legislative staff, OFM, each of the agencies identified above, local governments and private building owners, and staff from all GA facilities divisions. There will be multiple products produced beginning in mid-September 1999. The work will be led by GA and closely coordinated with OFM, fiscal committee staff and the work of the House Capital Budget and Senate Ways and Means committees so these products meet the needs of both legislative and executive branch decision-makers.

The overall GA study effort will be organized as follows:

1.0 Analysis of current situation. This will be done this summer for a limited number of agencies by GA staff to establish a baseline condition and point of departure for later planning.

- 1.1 *Leased facility inventory and condition assessment*, including common information about each facility, how well the facility is maintained and how the building affects tenant operations and service delivery.
- 1.2 *Facility cost analysis*, including all occupancy costs whether included in rent or paid directly by agencies.
- 1.3 *"Over crowding" analysis*, including degree to which space use conforms to GA space standards and how office furniture affects the efficient use of space.
- 1.4 *Location analysis*, including degree and affects of fragmentation, difficulties of service delivery, and impacts on accessibility to public transportation and commute trip reduction.
- 1.5 *Owned facility inventory*, paralleling information developed in 1.1 above.

2.0 Forecasting future space needs. Much of this depends on information developed in 1.0, Analysis of current situation, and on state space standards, 3.2. This will be done jointly by GA and OFM and reviewed with the legislative fiscal committees for the agencies identified above during fall 1999 and for the remainder of agencies during 2000.

- 2.1 *Space needs for "today"*, will define a "reasonable" solution to facilities problems which state agencies face today including resolving serious overcrowding and unacceptable or anticipated problems which affect state agency operations or service delivery.
- 2.2 Space forecasting, will develop a process for determining a range of estimates of space needs.

3.0 Updating facilities standards. Many standards already exist. This element updates building performance standards, re-validates space standards, reconciles the different design standards which now apply to leased and owned buildings, clarifies where agencies should be located, and establishes cost standards for budgeting and design purposes. Design (3.3) and cost standards (3.5) will be done in large part by consultants. This work will be done to permit legislative review during the 2000 session.

- 3.1 *Building performance*, especially how facilities will need to accommodate future technology, conserve natural resources and provide adequate physical security.
- 3.2 *Space*, updating 10 year old state standards.
- 3.3 *Design*, developing a standard between "monumental" and "lease" which provides the functionality of the newest modern state office buildings and the economy of lease-developed buildings.
- 3.4 *Location*, identifying criteria that should trigger co-location or consolidation, and establishing conditions which would cause new facilities to be located in either Master Plan designated Preferred Leasing Areas or Preferred Development Areas.
- 3.5 *Cost*, establishing budget, financial and life cycle cost criteria.
- 3.6 *Transportation*, establishing parking, public transportation and commute trip reduction standards.

4.0 Analysis of state management of facilities. This analysis of GA and other agency facility management policies and operations will be closely coordinated with OFM and the House Capital Budget and Senate Ways and Means Committees. The goal will be to produce a draft policy framework to present to the 2000 legislature.

- 4.1 Managing leased inventory
- 4.2 Managing owned inventory, including how leased facility management is coordinated.
- 4.3 Contracting for new leased space, including how OFM and the legislature are and should be involved.
- 4.4 Managing agency moves, including what conditions should prompt an agency move (as opposed to a concentrated effort to fix the problem) and how OFM and the legislature are and should be involved.
- 4.5 Facility management policy development, including roles and responsibilities for developing policies.
- 4.6 Facility management policy implementation, including how effectively the state implements its policies.

5.0 Planning new leased and owned facilities. This will develop an improved approach to planning for and approving new owned or leased facilities. It is closely related to the Analysis of State Facilities Management, 4.0, above, and it will also produce a process proposal for consideration by the 2000 legislature.

- 5.1 *Current planning process analysis*, documenting how new owned and leased facilities are currently planned.
- 5.2 *Inventory available space*, aggregating owned and leased space currently available to meet state needs.
- 5.3 *Inventory planned space*, working with local jurisdictions to inventory proposed developments that are properly located and site plan approved by the cities.

- 5.4 *Analyzing costs and budgets for possible facilities*, developing preliminary rough estimates to support budget analysis and estimates for both capital and operating costs.
- 5.5 *Siting new facilities*, building on the results of 3.4 above (location standards), propose a coordinated way to locate future facilities as early in the planning process as practical so that off site, infrastructure and construction costs can be accurately estimated.
- 5.6 *Procuring new facilities*, working with OFM, legislative staff and developers on a procurement process proposal that ensures the greatest possible coordination, provides the best available prices and guarantees the best possible competition.

6.0 Conceptual facility management and development program. Following the 2000 session and in preparation for submission of the Governor's 2001-03 budget, GA, working closely with state agencies, OFM, legislative staff, private developers and building owners, will prepare a conceptual program to meet future state office space needs in Thurston County for the next 10 years. This will be the report required by Section 942 of the Capital Budget. It will include:

- 6.1 *Policy framework*
- 6.2 *Program framework*
- 6.3 *Project schedule*
- 6.4 *Financing concept*

PLANNING TIERS

- 1. Most advanced: **Transportation agencies (DOT, WSP, DOL, and CRAB); DOH; DSHS/OB-2; Legislature**
- 2. High needs: **Revenue, Corrections, Attorney General, Administrator for the Courts, Parks and Recreation**
- 3. Small agencies
- 4. Remainder

Section IV: Past Studies, Plans and Projects

Government's collective institutional memory is sometimes short and much of its very good work is not easily accessible. This section summarizes 18 studies and plans and the three large office buildings completed beginning in 1992.

It is also instructive to review why 23 agencies have decided they needed to move over the past eight years.

REFERENCE LIST

1. Alternative Development Strategies for State Office Development: Updated Final Report. NBBJ prepared for the Department of General Administration. March, 1994.

This study describes alternative means of building and financing state office buildings. It evaluates cost and non-cost trade-offs of alternate development strategies and provides information necessary for evaluating alternative development strategies. It finds state ownership to be the least costly facility strategy and identifies four ways of obtaining state ownership of office buildings: 1) public works projects financed either through general obligation or reimbursable bonds; 2) public works projects financed using certificates of participation; 3) privately financed built-to-suit projects that are sold to the state upon occupancy; 4) privately financed projects leased to the state with the option of buying after minimum lease period.

2. Capital Planning and Budgeting: Study of Leasing Versus Ownership Costs Performance Audit. State of Washington Legislative Budget Committee. December 1995.

This study affirmed that given similar facilities, development and operational costs, government ownership can result in significant savings. It also reaffirms that economic comparisons must be made between specific alternatives, using all the facts available about each. It proposes seven ways of improving the economic analysis:

- Life cycle cost analysis of alternatives
- Assumption benchmarks
- Office of Financial Management analysis review
- Sensitivity analysis
- Explanation of non-benchmarked assumptions
- Require agencies document operational savings
- OFM track and report operational savings
- Reserve funds for major systems repair and replacement.

3. Cost Analysis of Leasing Versus Ownership. Memorandum by Jim Steinmann for the Department of General Administration. August 1990.

This study compares leasing vs. state ownership of 1,600,000 square feet of office type space using life cycle cost analysis. Concludes that over 20 years, considering residual value, construction and ownership will reduce costs to the state by 15 percent to 20 percent.

4. Department of Labor & Industries Office Consolidation Study. Charles Kober Associates. December 1983.

Conducted a life cycle cost analysis of leasing v. owning a 300,000 square foot office facility. Used alternative discount rates (sensitivity analysis). Presents a number of assumption categories to be considered in a life cycle cost analysis.

5. Final Project Report: Labor and Industries Building. Heery International, Inc. December 1992. Describes the project history and cost for the 412,404 gsf Labor and Industries Building with a total construction cost of \$35,770,000.

6. Final Project Report: Natural Resources Building. Heery International, Inc. December 1992. Describes the project history and cost for the 354,800-gsf Natural Resources Building with a total construction cost of \$33,710,000.

7. Lease vs. Own. Northwest Properties Development Corporation. August 1988. Compared the cost differential between owning and leasing office space. Found that on a 50-year life cycle cost basis the cost of owning was less than the cost of leasing. Used an 8.5 percent discount rate. Assumed 5.5 percent inflation rate and a 2.9 percent differential between private financing and public financing.

8. The Master Plan for the Capitol of the State of Washington. John Graham & Company; Steinmann, Grayson, Smylie. August 1982.

This Master Plan has been superseded by the 1991 Master Plan.

9. The Master Plan for the Capitol of the State of Washington. Zimmer Gunsul Frasca Partnership, for the Department of General Administration. 1991.

The master plan sets forth a 20-year guide to construction, expansion and acquisition of property for state use in Thurston County. It recommends three preferred development areas:

- The Capitol Campus
- Olympia, the Capital City
- Lacey and Tumwater, the Capital Community

The capitol master plan provides various guidelines for state buildings. Outlines an implementation plan and development schedule for meeting future space needs. Assumes the state will need an additional 3.7 million square feet by 2010. Assumes alternative state employee growth rates of 2.175 percent, 1.42 percent and 0.6 percent per year for the high, medium and low forecast. Recommends construction of 1.8 million square feet in Olympia/Capitol Campus, 600,000 square feet in Lacey and 900,000 square feet in Tumwater. Recommends the state own 80 percent and lease 20 percent of its office space needs by 2010.

10. Master Plan for State Office Buildings in Thurston County. Beckwith. December 1985.

Recommends lease/purchase of offices, which allows but does not require future year ownership conversions. Recommends for owned buildings that a replacement reserve fund be established as part of the annual rent stream. The Master Plan recommends locating office buildings in clusters and designing them to be flexible to facilitate future agency changes. Uses a 1.3 percent annual growth rate for employment in Thurston County.

11. Review of Alternatives for a New State Office Building. Arthur Young, a Report to the Washington State Senate Ways and Means Committee. December 1988

This study finds that the least-cost proposal for the long-term is a state owned facility off-campus but that continuing to lease office space is the cheaper approach in the short-term. It finds that the state's space standards are consistent with other large local companies, the federal government, and the state of Oregon.

12. Review of Cost Savings Projections of the East Campus Plus Project. Department of General Administration. March 1993.

Concluded that the construction of the three East Campus Plus buildings (NRB, L&I and Ecology) resulted in efficiencies and cost reductions but that those were not captured by the budget process. There is a difference between life cycle cost analysis and budget impacts. The agency expectations of space charges were lower than what was actually charged. Seven life-cycle cost analyzes found that ownership vs. leasing of space saved money, but the study recommends that in the future proposals need to be analyzed based on their own merits. The life-cycle savings from ownership are significantly influenced by residual value, construction costs and financing rates. Recommended that the state strengthen long-range planning for leasing, enhance lease management capabilities in GA and incorporate long-term considerations in lease space decisions. Also recommended using life-cycle analysis of buying existing buildings when comparing new construction options with leasing.

13. State Light Industrial Park Planning: Assessment of Agency Space Needs and Development of Concept Prototypes and Future Planning Strategies Final Report. NBBJ prepared for the Department of General Administration. March 1993.

This study proposes three initial prototype industrial parks.

1. A light industrial park (owned and located in Lacey) would house:
 - Washington State Patrol
 - Emergency Management Services
 - State Motor Pool
 - Department of Transportation
 - Department of Natural Resources
 - Liquor Control Board
 - Laboratory functions of the departments of Ecology, Agriculture, and Labor and Industries
2. A Tumwater warehouse center would contain almost all of the state's warehouse functions. It could be owned or leased.
3. A Tumwater light industrial park would be built as an addition to the concentration of state facilities in Tumwater's Airdustrial Center.

14. State of Washington, Capitol Area Master Plan: Economic Analysis of Leased vs. Owned Office Space. John Graham & Company; Steinmann, Grayson, Smylie. August 1982.

Recommends the state develop a policy regarding acquisition methods for future space. Notes that paramount importance must be given to life cycle costs associated with the selection of an alternative. Notes that both long-term and "one-of-a-kind" uses (e.g., libraries and archives) should be owned and shorter-term occupancies and agencies with potentially volatile growth patterns should lease. The study provides some benchmark measures to use in the life cycle cost analysis. Recommends the life cycle cost analysis for alternatives that solve the same problem in space of similar quality, at locations that are essentially the same. Also discusses qualitative factors to consider in lease v. own decisions.

15. State of Washington, Capitol Area Master Plan: Facilities Requirements Analysis. John Graham & Company; Steinmann, Grayson, Smylie. August 1982.

Forecasts future office space needs based on staffing forecasts. Uses an OFM projected growth rate of State employees of 1.7 percent annually. Notes that historically there is a consistent relationship between state population increases and state employment levels. Then asked agencies for their growth forecast. The individual agency forecast was for a 1.6 percent annual growth rate.

16. State of Washington, Economic and Revenue Forecast. Economic and Revenue Forecast Council. June 1999.

This report contains history and forecasts for state population and economic factors.

17. State of Washington: Office of Financial Management Capital Planning and Budgeting Study. Executive Consulting Group, Inc. June 1988

A study authorized by SHB 327 in 1987 to develop guidelines and criteria by which agencies would prepare their capital requests and the process OFM would use to evaluate those requests. Among the study recommendations:

- Capital requests should be based on facilities development and maintenance plans
- Planning should identify life cycle costs
- Agencies should provide information regarding alternatives.

18. Statewide Co-Location Study: Final Report. Department of General Administration. June 1994.

Finds that the state pays rents that are at or slightly below market in Spokane, Tacoma and Port Angeles. When the state establishes a long-term presence in a facility it should perform a cost/benefit analysis to determine if it should seek ownership or continue leasing. The study finds that there are efficiencies from co-location but that the efficiencies are not easily or equally translated into dollar savings. Notes that the lack of long range planning has resulted in a dispersed pattern of office locations, which is inefficient and costly to manage and access. Finds that there are economic benefits to long term leasing. Finds that there are no master plan strategies for use of leased space. Notes that an ownership position will provide the state with an economic benefit at the end of a facility's debt retirement. Recommends that where long term presence of agency is expected, that the state pursue purchase of existing facilities through lease development terms.

19. The transportation agencies: Facilities Planning Development. Department of General Administration. January, 1993.

This study was developed in order to evaluate space requirements for the transportation agencies:

- Washington State Patrol (WSP)
- Department of Transportation (DOT)
- Department of Licensing (DOL)

It finds that, all agencies will need more space by 2010. WSP has the most immediate need and DOL would benefit also by the construction of a consolidated headquarters, owned by the state. It finds generally that the transportation agencies will benefit from consolidating headquarters operations into a new, owned facility.

SUMMARY OF AGENCY MOVES

Agency relocations – Thurston County (past 10 years and current commitments)

Office of the Attorney General (Lacey)

Date of Move: Summer 2000
Moved From: 629 Woodland Square and 2409 Chandler Court
Moved To: 2425 Bristol Court
Prior Square Footage: 42,344 – New Square Footage: 40,000
Reason for Move: Inadequate space and consolidation of three divisions.

Gambling Commission (Lacey)

Date of Move: Spring 2000
Move From: 699 Woodland Square – Move To: 600 Woodland Square Loop
Prior Square footage: 21,338 – New Square Footage: 33,000
Reason for Move: Inadequate space to accommodate growth. Commission gained additional gambling supervision tasks.

Community Trade & Economic Development (Olympia)

Date of Move: Spring, 2000
Move From: Various small spaces in Olympia
Prior Square Footage: 8,000 – New Square Footage: 32,259
Reason for Move: Consolidation/expansion.

Liquor Control Board (Olympia)

Date of Move: Spring 1999
Moved From: Capital Plaza Building, Union and Eastside – Moved To: 3000 Pacific Ave
Prior Square Footage: 32,900 – New Square Footage: 46,590
Reason for Move: Inadequate space in the Capital Plaza Building and consolidation of Liquor Control Board functions.

Department of Retirement Systems (Olympia)

Date of Move: Spring 1999
Move From: Legion Square, Capital Plaza, & the Goldmark Building
Move To: Point Plaza Building (6825 Capitol Blvd)
Prior Square footage: 63,524 – New Square Footage: 58,000
Reason for Move: Facility inadequate, needed additional space, and consolidation.

Department of Revenue (Olympia)

Date of Move: Winter of 1999
Moved From: 711 Capitol Way, 2409 Pacific Ave, 711 State, 6004 Capitol Way
Move To: Site selection in progress
Prior Square Footage: 45,000 – New Square Footage: 45,599
Reason for Move: Consolidate agency operations.

Office of Financial Management (Tumwater)

Date of Move: 1998-1999
Moved From: Legion Square Building and small training space
Moved To: Point Plaza Building (Capitol Way)
Prior Square Footage: Unavailable – New Square Footage: 23,940
Reason for Move: Facility inadequate. Consolidation.

DSHS (Tumwater)

Date of Move: November 1998
Moved From: Woodland Square, Airdustrial & Renton Bldg.
Moved To: Point Plaza Building (6825 Capitol Blvd)
Prior Square Footage: 45,607 – New Square Footage: 49,984
Reason for Move: Consolidation/upgrade.

DSHS (Tumwater)

Date of Move: April 1998
Moved From: Capitol 5000 – Moved To: 112 NE Henry Street
Prior Square Footage: 6,000 – New Square Footage: 9,025
Reason for Move: Needed more space, consolidation.

DSHS (Olympia)

Date of Move: April 1998
Moved From: OB-2 – Moved To: 4450 10th Avenue
Prior Square Footage: 68,000 – New Square Footage: 54,788
Reason for Move: Displaced due to remodeling and construction of the OB-2 Building.

DSHS (Olympia)

Date of Move: March 1998
Move From: OB-2 – Moved To: 4450 10th Avenue
Prior Square Footage: 68,000 – New Square Footage: 54,788
Reason for Move: Remodeling/construction of the OB-2 Building.

Lottery Commission (Lacey)

Date of Move: Spring 1997
Moved From: Black Lake Blvd – To: 25th Ave NE
Prior Square Footage: 12,000 – New Square Footage: 13,745
Reason for Move: Agency needed more space.

Sentencing Guidelines Commission (Olympia)

Date of Move: 1997
Moved From: Olympic Bank Building; 4th and Capitol Way
Moved To: 925 Plum Street
Prior Square Footage: 3,300 – New Square Footage: 3,688
Reason for Move: Lease was expiring and there was no room for expansion.

DSHS (Olympia)

Date of Move: 1997
Moved From: Capitol 5000 – Moved To: Griffin Lane
Prior Square Footage: 3,500 – New Square Footage: 7,614
Reason for Move: Outgrew space, no room for expansion.

DSHS (Olympia)

Date of Move: 1997
Moved From: Plum Street – Moved To: 5741 Martin Way (Lacey)
Prior Square Footage: 4,100 – New Square Footage: 4,900
Reason for Move: Air quality issues. Needed additional space.

**Community Trade & Economic Development
Washington State University
Washington State Energy Office (Olympia)**

Date of Move: 1996 through 1997
Moved From: Olympia and Seattle offices; corner of 9th and Columbia; 807 Legion
Moved To: 925 Plum Street
Prior Square Footage: Unavailable – New Square Footage: 24,064
Reason for Move: Washington State Energy Office was disbanded. Responsibilities of Office reassigned to CTED and WSU. Consolidation.

Department of Veterans Affairs (Lacey)

Date of Move: 1996
Move From: 500 Union – Move To: Plum Street (Town Square Complex)
Prior Square Footage: 5,200 – New Square Footage: 11,056
Reason for Move: Inadequate space and parking (both number of and accessibility).

Asian, African and Hispanic Commissions (Olympia)

Date of Move: 1995
Move From: 1011 10th Avenue – Move To: 1210 Eastside
Prior Square Footage: 2,500 – New Square Footage: 3,370
Reason for Move: Needed more privacy due to large constituency flow, ad hoc committee hearings and discrimination complaint intake. Needed additional space for conference room.

Insurance Commissioner (Lacey)

Date of Move: 1995
Moved From: Jefferson Building – Moved To: 420 Golf Club Road
Prior Square Footage: Unavailable – New Square Footage: 5,694
Reason for Move: Outgrew space, no room for expansion.

Department of Ecology (Lacey)

Date of Move: 1993
Moved From: 23 separate locations throughout Thurston County consisting of approximately 1,066 employees
Moved To: Saint Martin's Campus
Prior Square Footage: Unavailable – New Gross Square Footage: 322,698
Reason for Move: Consolidation.

Labor & Industries (Tumwater)

Date of Move: July 1992
Moved From: – Moved To: Labor & Industries campus in Tumwater
Prior Square Footage: Unavailable – New Gross Square Footage: Unavailable
Reason for Move: Consolidation.

Department of Natural Resources (Olympia)

Department of Fish and Wildlife

Department of Agriculture

Date of Move: 1992
Moved From: Capitol Campus, Marine Station, & other locations throughout the county
Moved To: 11th & Jefferson (Natural Resources Building)
Prior Square Footage: – New Gross Square Footage: 354,800
Reason for Move: Consolidation

Office of Administrator for the Courts (Olympia)

Date of Move: 1989

Moved From: Temple of Justice, Rowe Six – Lacey, Public Lands Building, Evergreen Plaza Bldg.

Moved To: Eastside Buildings (Quince Street)

Prior Square Footage: est. 20,000 – New Square Footage: 29,128

Reason for Move: Training component added to agency responsibility. Required large training and hearing rooms. Consolidation.

THREE BUILDINGS: L&I, NATURAL RESOURCES, ECOLOGY

There has been some misunderstanding about cost and other aspects of the Labor and Industries, Natural Resources and Ecology buildings which were completed beginning in July 1992. Details of these projects are again summarized below.

	Labor & Industries	Natural Resources	Ecology
Construction Midpoint	September-91	July-91	June-92
Gross Square Feet	412,404	354,800	322,698
Rentable Square Feet	389,154	335,010	305,993
Net Assignable Square Feet	340,254	292,714	267,900
Site Acquisition	\$3,601,278.61	\$842,028.07	\$4,877,338.00
Construction & Design			
Office Shell & Core	\$35,770,000.00	\$33,710,000.00	\$31,865,900.00
Parking/Other Construction & Design	\$13,318,462.10	\$27,475,162.40	\$12,523,322.00
Construction Management	\$1,865,017.52	\$2,197,157.85	\$1,886,780.00
Furniture & Equipment	\$5,395,248.84	\$6,085,465.10	\$3,782,158.00
Other Costs			
Tenant Move-In	\$515,553.94	\$473,030.32	\$50,000.00
Mitigation	\$811,509.12	\$412,990.40	\$371,466.00
Agency Admin./Project Mgt.	\$1,337,635.37	\$1,550,056.45	\$1,591,740.00
Totals			
Total Project Cost	\$62,614,705.50	\$72,745,890.59	\$56,948,704.00
Cost without Site Acquisition	\$59,013,426.89	\$71,903,862.52	\$52,071,366.00
Cost without Site & Furniture & Equipment	\$53,618,178.05	\$65,818,397.42	\$48,289,208.00
Office Shell & Core	\$35,770,000.00	\$33,710,000.00	\$31,865,900.00
Per Gross Square Foot Costs			
Total Project Cost	\$151.83	\$205.03	\$176.48
Cost without Site Acquisition	\$143.10	\$202.66	\$161.36
Cost without Site & Furniture & Equipment	\$130.01	\$185.51	\$149.64
Office Shell & Core	\$86.74	\$95.01	\$98.75
Per Rentable Square Foot Costs			
Total Project Cost	\$160.90	\$217.15	\$186.11
Cost without Site Acquisition	\$151.65	\$214.63	\$170.17
Cost without Site & Furniture & Equipment	\$137.78	\$196.47	\$157.81
Office Shell & Core	\$91.92	\$100.62	\$104.14

Section V: Current Agency-level Planning

Both Department of Health and the state's transportation agencies will complete consultant-supported facility planning projects later this fall. Both planning projects have determined, as further explained and illustrated below, that they need and should privately or publicly develop new headquarters space. Their approaches differ, however, as summarized in the table which follows.

SUMMARY OF PROJECT OPTIONS

Department of Health
Estimated Need: 232,000 - 238,000 sq. feet + surface parking

Transportation agencies
Estimated Need: 350,000 sq. feet

	Tumwater Campus				
	Capitol Campus	Downtown Olympia	Lacey State-owned	State-owned	Leased
Health					
Single building	no ¹	yes	no ¹	yes	yes
Single building – phased	no ¹	yes	no ¹	yes	yes
3 buildings – single location	no ¹	yes	no ¹	yes	yes
Transportation agencies					
Single building	yes	no	yes	yes	no ²

Notes:

1 Not considered because of structured parking which would be required to be funded solely by the agency.

2 State ownership required

General: Planning horizons are different and subject to validation. Both projects anticipate immediate or eventual state ownership of the building(s). This restricts sites to areas identified in the 1991 State Master Plan as "Preferred Development Areas" (PDAs) Lacey has further limited their PDA to the 40 acres of state-owned land adjacent to the Department of Ecology Building.

DEPARTMENT OF HEALTH STATUS REPORT

Analysis of current situation

The Department of Health occupies 18 different office buildings to house 940 employees in Thurston County. In four years (2003), DOH will be required to vacate seven buildings. This constitutes 30 percent of the agency's current space, which houses 300 employees of three (3) separate divisions.

Currently, only two (2) of DOH's facilities meet the Department of General Administration's specifications for leased space. Thirty percent of our office space was constructed as temporary buildings 30 years ago. Many have leaky roofs, poor ventilation systems, do not meet standards of accessibility and are in poor condition. Eighteen percent are 18-25 years old.

DOH is studying how best to meet current and future needs in Thurston County. This report is due in late October and will include a benefit analysis comparing consolidation against the status quo; comparing traditional state owned capital development process with private development, lease, and option-to-buy approach; developing criteria to compare the three preferred design and development areas in Lacey, Olympia, and Tumwater; and ensuring coordination with the master plan.

Customer service

The agency's numerous programs are fragmented geographically. For example, the Environmental Health division, with 225 people, is located in six office buildings and two separate geographic areas in Thurston County. The Division of Health Services Quality Assurance is located in four buildings at three different locations. DOH does not have a centralized customer service center. This fragmentation poses considerable challenges for customers and staff for the following reasons:

- Customers do not know which building to visit for which service. In many instances customers must visit multiple buildings to conduct business.
- Customers must be shuttled between several buildings in order to conduct business.
- Staff in many instances must leave the customer, go back to another building to gather additional information for the customer before final service can occur.

Effectiveness and efficiency of operation

Fragmentation creates an inability to integrate the day-to-day operations and communication for meaningful application of a health systems approach. This fragmentation hampers effective coordination, communication, and effective business functions. It also hinders the ability of staff to have a comprehensive understanding of health systems and interrelationships within the division or the agency.

There is a substantial cost incurred for managing day to day operations in so many diverse locations. Moving and restructuring costs to meet changing needs, the cost of travel from one DOH location to another in Thurston County to conduct daily business, maintaining duplicate operating systems, duplication of security measures, receptionist, building managers, mailroom, and lunchrooms, are all examples of the inefficiency due to the fragmentation in which DOH currently operates. The department operates nine local area computer networks. This does not optimize state resources.

Forecasting future space needs

Currently DOH is in approximately 253,000 square feet of office space. This includes an additional 18,000 square feet leased in June 1999 to meet overcrowding conditions. Employees were doubled up in small cubicles at Airdustrial. This space does not meet current leased space requirements; however, it was located near existing program space. In 1998 DOH moved 403 employees within existing space to meet changing space and functional needs.

In order to address DOH's future space needs, the agency study will include staffing needs projections for 10-20 years, and evaluate the efficiencies gained by good functional space planning, including furnishings and use of more stringent space standards per FTE (full-time equivalency).

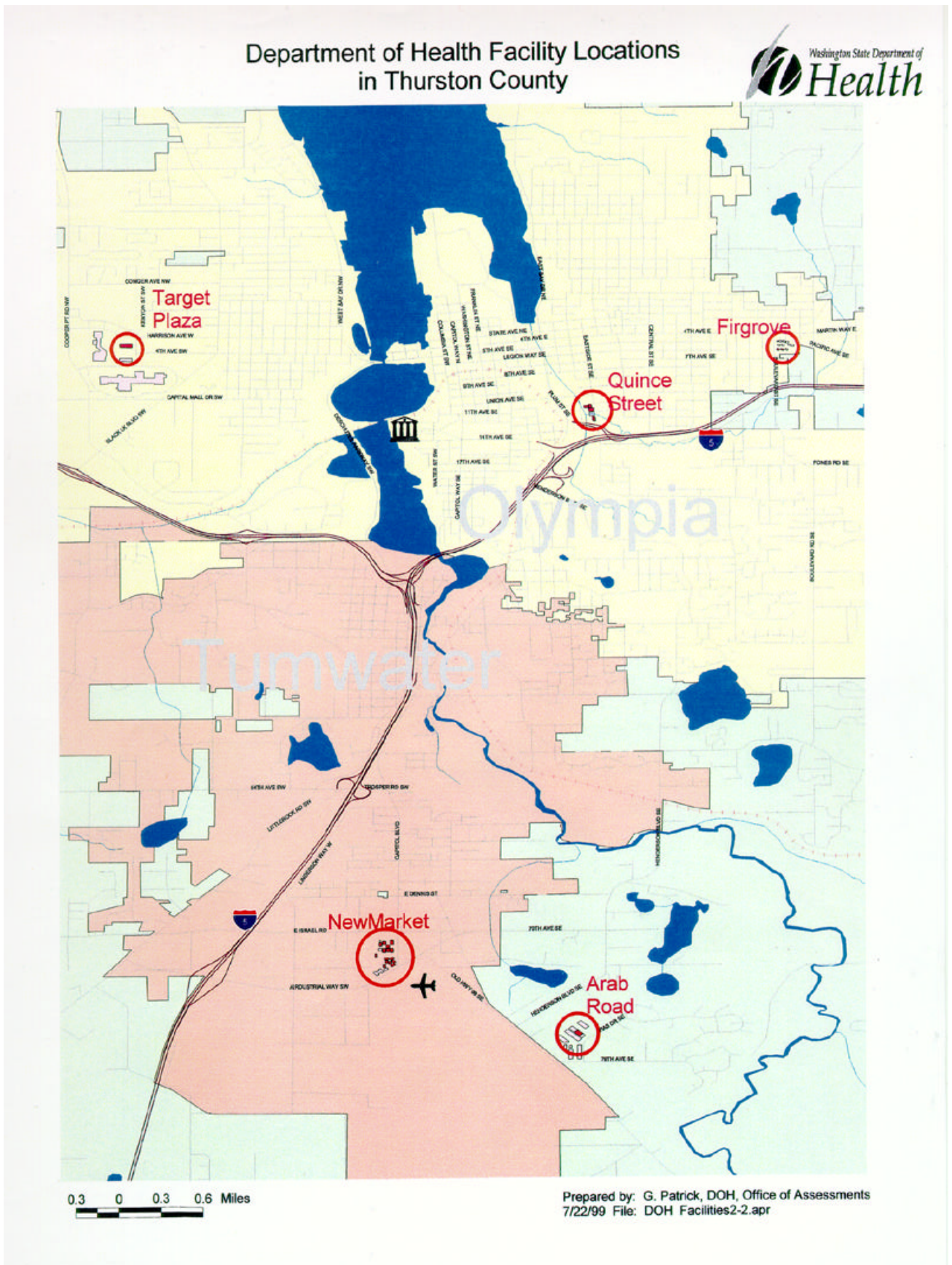
Options

DOH is looking at a range of options for consolidation of facilities. Evaluation continues to be centered around the most effective and efficient operations for the agency to meet customer needs and delivery of the agency mission. Options include:

- Leased versus state-owned
- Single building
- Single building in a phased approach
- Multiple buildings campus-style, phased approach
- Status quo, multiple sites, multiple buildings
- 2003 relocation

DOH will also evaluate long term life cycle cost, funding scenarios, and budget implications for the short term and long term.

MAP: DEPARTMENT OF HEALTH LOCATIONS



Department of Health – Office Locations

<i>Division/Program</i>	<i>Location</i>	<i>Building #</i>	<i>Square Feet</i>	<i>Number of Employees</i>	<i>Facilities Cost SF/YR</i>	<i>Total Annual Facilities Cost</i>
Community & Family Health <i>Maternal & Child Health</i>	7171 Cleanwater LN. New Market Square	1	8,800	32	\$11.91	\$104,808
Community & Family Health <i>Community Wellness & Prevention</i>	7171 Cleanwater LN. New Market Square	2	12,000	63	\$11.96	\$143,520
Environmental Health Program <i>Assistant Secretary</i> <i>Program Services</i> <i>Environmental Health Assessments</i>						
Environmental Health Program <i>Drinking Water</i> <i>Toxic Substances</i> <i>Environmental Health Assessments</i>	7171 Cleanwater LN. New Market Square	3	11,200	42	\$11.93	\$133,616
Environmental Health Program <i>Shellfish Programs</i> <i>Toxic Substances</i>	7171 Cleanwater LN. New Market Square	4	10,400	43	\$11.95	\$124,280
Environmental Health Program <i>Radiation Protection</i>	7171 Cleanwater LN. New Market Square	5	12,000	53	\$12.18	\$146,160
Community & Family Health <i>Maternal & Child Health</i>	7171 Cleanwater LN. New Market Square	7	9,600	48	\$11.96	\$114,816
Community & Family Health <i>Assistant Secretary Office</i>	7171 Cleanwater LN. New Market Square	8	8,320	36	\$12.23	\$101,754
Environmental Health <i>Drinking Water</i>						
Management Services Division <i>Financial, Campus Action Team</i>						
Community & Family Health <i>Infectious Disease & Reproductive Health</i>	7211 Cleanwater LN. New Market Square	9	6,000	33	\$12.50	\$75,000
Community & Family Health <i>Community Wellness & Prevention</i>	7211 Cleanwater LN. New Market Square	10	6,000	31	\$12.51	\$75,036
Community & Family Health <i>Community Wellness & Prevention</i>	7211 Cleanwater LN. New Market Square	11	6,000	18	\$12.61	\$75,672
Environmental Health Program <i>Drinking Water</i>	7211 Cleanwater LN. New Market Square	12	6,000	25	\$10.80	\$64,776
Community & Family Health <i>Community Wellness & Prevention</i>	7211 Cleanwater LN. New Market Square	13	6,000	26	\$10.80	\$64,776
Community & Family Health <i>Infectious Disease & Reproductive Health</i>	7211 Cleanwater LN. New Market Square	14	6,000	35	\$12.60	\$75,540
Management Services Division <i>Contracts, Properties, & Procurements</i> <i>Financial Services</i>	7211 Cleanwater LN. New Market Square	15	6,000	25	\$10.94	\$65,640
Environmental Health Program <i>Shellfish Programs</i>	7211 Cleanwater LN. New Market Square	18	4,000	0	\$3.15	\$12,600
ALL	7745-C Arab Road Warehouse		19,500	1	\$3.85	\$75,000
Community & Family Health	7745-C Arab Road Warehouse		6,000	0	\$3.15	\$23,160
Environmental Health Program <i>Drinking Water</i>	Firgrove Business Park 2411 Pacific Avenue	8	5,113	21	\$12.00	\$61,356

Health Services Quality Assurance <i>Health Professions Quality Assurance</i>	Firgrove Business Park 2413 Pacific Avenue	9	1,558	3	\$11.82	\$18,414
Health Services Quality Assurance Facilities & Services Licensing Community & Rural Health	Target Plaza, Suite 500 2725 Harrison Ave. NW		24,728	89	\$10.86	\$286,452
Office of the Secretary, Epidemiology and Health Statistics Health Services Quality Assurance Management Services Division	1101 Eastside St.		6,588	12	\$8.47	\$55,800
Management Services Division, State Board of Health Epidemiology & Health Statistics	Eastside Plaza 1102 Quince SE		23,990	84	\$12.65	\$303,396
Office of the Secretary <i>Communications Local Health Programs & Public Health Systems Development Legislative & Constituent Relations Minority Affairs Quality Improvement</i>	Eastside Plaza 1112 Quince SE		29,128	109	\$12.36	\$359,988
Management Services Division <i>Assistant Secretary Financial Services Human Resources Risk Management</i>	Eastside Plaza 1300 Quince SE		48,270	166	\$12.39	\$598,176
Health Services Quality Assurance <i>Health Professions Quality Assurance</i>						
TOTAL			283,195	995		\$3,159,736

TRANSPORTATION AGENCIES OFFICE SPACE CONSOLIDATION STATUS REPORT

History

Incremental growth over many years has resulted in the current situation, which is the fragmentation of transportation functions into almost 30 leased facility locations in Olympia, Lacey and Tumwater, with rent costs totaling approximately \$6 million per biennium. In every case, the programs housed in leased space are permanent agency program functions, not temporary, peak-demand space needs. For example, the Washington Traffic Safety Commission has occupied the same leased space for 22 years.

This scenario is not unlike the cyclical growth, fragmentation, and consolidation patterns that have occurred with other state agencies in Thurston County, including Labor and Industries, Ecology and the natural resource agencies.

In 1990, GA conducted a building pre-design study for WSP, recommending a consolidated building on the Capitol Campus. It was not funded.

In 1992, GA analyzed the space needs for the combined transportation agencies that established a methodology for determining space needs for each agency, and made space projections to the year 2010.

In 1998, the Legislative Transportation Committee staff reviewed transportation agencies' facilities needs, funding options, and the questions of lease vs. own, and concluded that building a consolidated facility on state-owned land was feasible and prudent. The LTC fiscal working group recommended a request for \$700,000 to do a pre-design of a consolidated transportation agency building. During the legislative session, GBOLA, a local private developer lobbying group, was successful in scaling the request back to a study.

The 1999-01 study

As a result, Section 303 of the 1999-01 transportation budget appropriated \$100,000 to the Department of General Administration to evaluate the cost-effectiveness of a proposed consolidated transportation agencies facility. The study scope involves the space requirements represented by leased office space currently in use by the following agencies in Thurston County:

- Department of Transportation
- Washington State Patrol
- Department of Licensing
- Transportation Improvement Board
- Washington Traffic Safety Commission
- County Road Administration Board

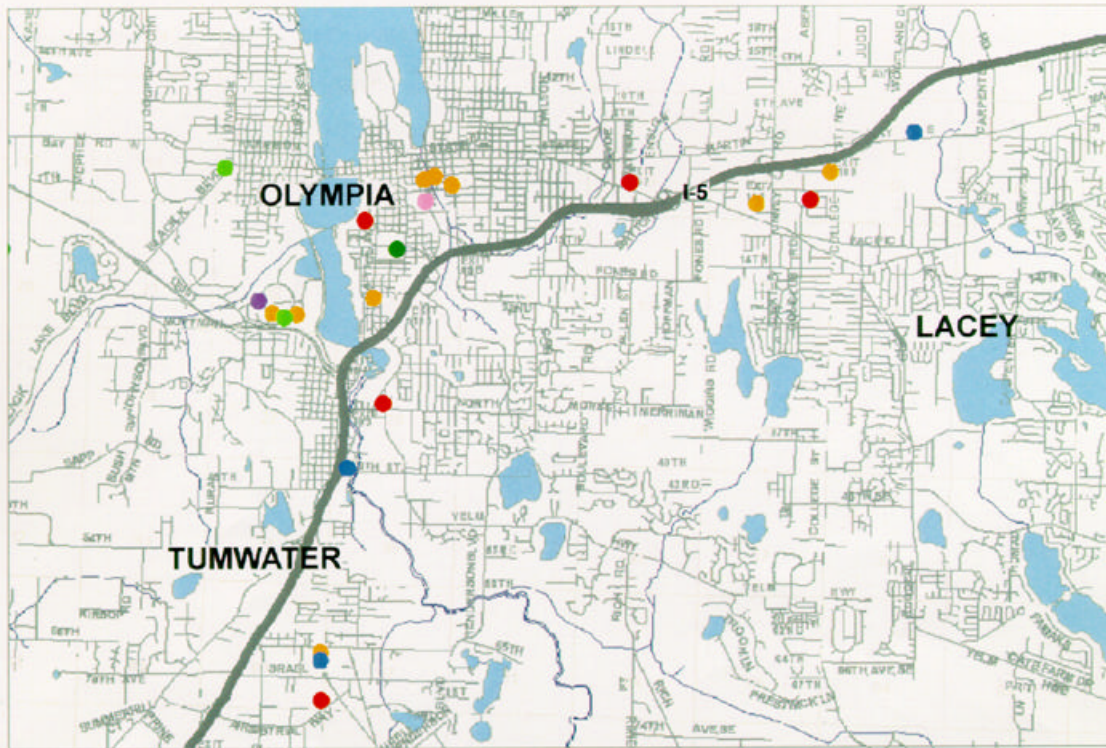
General Administration has retained NBBJ Architecture, Design and Planning of Seattle to perform the study. NBBJ's study approach is attached. Among other tasks, NBBJ will be performing lease vs. own and alternative financing analysis.

The consultant has been asked to analyze costs and feasibility of locating the consolidated office facility at three potential locations:

- Tumwater Satellite Campus – adjacent to the Labor and Industries Building
- Capitol Campus – east of existing Transportation Building
- Lacey Satellite Campus – adjacent to the Ecology Building

The results of the study are to be presented to house and senate fiscal committees by December 31, 1999.

MAP: TRANSPORTATION AGENCIES LOCATIONS



- WSDOT/ OSC - Washington State Department of Transportation/ Olympia Service Center
- WSDOT/OR - Washington State Department of Transportation/ Olympic Region
- WSP - Washington State Patrol
- DOL - Department of Licensing
- CRAB - County Road Administration Board
- TIB - Transportation Improvement Board
- WTSC - Washington Traffic Safety Commission

Existing Agency Locations

TRANSPORTATION AGENCIES CONSOLIDATION FEASIBILITY STUDY

NBBJ

Department of Transportation – Office Locations

<i>Division/Program</i>	<i>Location</i>	<i>Building #</i>	<i>Square Feet</i>	<i>Head Count</i>	<i>Facilities Cost SF/YR</i>	<i>Total Annual Facilities Cost</i>
Olympia Service Center						
Bridges & Structures	4500 Third Avenue, Lacey		15,224	90	\$15.42	\$234,688
Computer Aided Engineering (CAE)	719 Sleater-Kinney Rd. Lacey		6,667	17	\$14.07	\$93,817
Environmental	6639 Capitol Blvd. – Tumwater		5,622	26	\$18.00	\$101,196
Consultant Services	6639 Capitol Blvd. – Tumwater		2,533	5	\$18.00	\$45,000
Traffic Operations/Radio Operations/Management Information Services	724 Quince St., Olympia		13,211	70	\$16.15	\$213,394
Motor Carrier Services/Risk Management	921 Lakeridge Way, Olympia		5,727	10	\$13.54	\$77,547
Admin. Facility Planner	724 Quince St., Olympia		232	1	\$11.90	\$2,760
Management Information Systems	809 Legion Way, Olympia		22,598	116	\$14.77	\$333,856
Admin. Services Purchasing Office	6639 Capitol Blvd., Tumwater		1,843	10	\$18.11	\$33,384
Transportation Economic Partnerships	Bristol Court, Olympia		5,950	12	\$12.79	\$76,092
Total sq. ft.			79,607	367		

BOARDS AND COMMISSIONS – OFFICE LOCATIONS

<i>Division/Program</i>	<i>Location</i>	<i>Building #</i>	<i>Square Feet</i>	<i>Number of Employees</i>	<i>Facilities Cost SF/YR</i>	<i>Total Annual Facilities Cost</i>
County Road Admin. Board	2404 Chandler Court, Olympia		4,963	17	\$14.54	\$72,169
Transportation Improvement Board	Transportation Building, Olympia		2,850	18	\$14.89	\$42,439
Traffic Safety Commission	1000 Cherry Street, Olympia		6,400	23	\$15.10	\$96,610
Total sq. ft.			14,213			

WASHINGTON STATE PATROL – OFFICE LOCATIONS

<i>Location</i>	<i>Building #</i>	<i>Square Feet</i>	<i>Number of Employees</i>	<i>Facilities Cost SF/YR</i>	<i>Total Annual Facilities Cost</i>
GA		1,600	6	\$14.61	\$23,376
GA		650	4	\$14.61	\$9,497
GA		650	3	\$14.61	\$9,497
GA		650	3	\$14.61	\$9,497
GA		9,000	31	\$14.61	\$131,490
Seattle Lab		450	3	\$2.50	\$1,125
GA		4,500	18	\$14.61	\$65,745
GA		4,500	23	\$14.61	\$65,745
3000 Pacific Avenue, Olympia		24,000	130	\$14.76	\$354,144
Building 17, Tumwater		4,500	11	\$11.58	\$52,110
Building 17, Tumwater		5,000	31	\$11.58	\$57,900
321 Cleveland Avenue		11,000	68	\$14.10	\$155,100
621 Woodland Square Loop		10,000	31	\$14.02	\$140,200
621 Woodland Square Loop		800	5	\$14.02	\$11,216
GA		7,500	42	\$14.61	\$109,575
621 Woodland Square Loop		5,000	16	\$14.02	\$70,100
621 Woodland Square Loop		800	5	\$14.02	\$11,216
GA		2,500	10	\$14.61	\$36,525
GA		600	1	\$14.61	\$8,766
					\$1,322,823

DEPARTMENT OF LICENSING – OFFICE LOCATIONS

<i>Division/Program</i>	<i>Location</i>	<i>Building #</i>	<i>Square Feet</i>	<i>Number of Employees</i>	<i>Facilities Cost SF/YR</i>	<i>Total Annual Facilities Cost</i>
Directors Office - Employee Services	Black Lake	1	6,938	18	\$16.31	\$113,159
Administrative Services - Accounting Services	Black Lake	1	7,688	38	\$16.31	\$125,391
Administrative Services - Office Services	Black Lake	1	1,687	13	\$16.31	\$27,515
Telecommunications	Black Lake	1	306	3	\$16.31	\$4,991
Vehicle Services - Prorate & Fuel Tax						
Administration	Bristol Court		987	4	\$11.85	\$11,696
Audit Section	Bristol Court		1,790	7	\$11.85	\$21,212
Motor Carrier/Fuel Tax	Bristol Court		8,413	34	\$11.85	\$99,694
Office Support	Bristol Court		2,237	9	\$11.85	\$26,508
Investigations/Appeals/Compliance	Bristol Court		4,475	18	\$11.85	\$53,029
Business & Professions						
Assistant Director/Legal/Tech Support	Black Lake	2	2,105	15	\$16.31	\$34,333

Arch./Land Arch/Collection & Employment Agencies	Black Lake	2	1,799	4	\$16.31	\$29,342
Business & Occupations	Black Lake	2	3,440	29	\$16.31	\$56,106
Engineers & Land Surveyors	Black Lake	2	3,389	14	\$16.31	\$55,275
UCC/Funeral Dir. Cemetery/Notaries	Black Lake	2	4,296	26	\$16.31	\$70,068
Real Estate Appraisers	Black Lake	2	10,101	40	\$16.31	\$164,747
Firearms, etc.	Black Lake	2	3,608	24	\$16.31	\$58,846
MLS	Black Lake	2	5,413	43	\$16.31	\$88,286
New Programs	Black Lake	2	0	0	\$16.31	\$0
Information Services						
Assistant Directors Office	Black Lake	2	8,417	22	\$16.31	\$137,281
Manager - Administrative Services	Black Lake	1	2,287	7	\$16.31	\$37,301
Manager - Vehicle Services	Black Lake	1	5,819	19	\$16.31	\$94,908
Manager - Business & Professions	Black Lake	2	2,013	10	\$16.31	\$32,832
Manager - IT Services	Black Lake	2	2,410	22	\$16.31	\$39,307
Burroughs Room (File Servers)	Black Lake	1	750	0	\$16.31	\$12,233
			90,962	423		

Appendices

APPENDIX A: STATE LEASED BUILDINGS

Thurston County July 1999

Lease	Agency	Address	City	Start	End	SF	Monthly Rent	Parking Amount	Base Rent PSF	Utilities	Janitorial	TI Total	Owner
6618	HCA	676 Woodland Sq Lp SE	Lacey	1/1/94	10/31/99	33,184	\$30,297.73	\$1,400.00	\$9.45	\$0.00	\$1.00	\$38,032.81	Rainier General
6638	GMB	649 Woodland Sq Lp SE	Lacey	3/1/94	2/28/99	21,338	\$17,131.49	\$150.00	\$9.45	\$0.10	\$0.00	\$32,086.84	Rainier General
6734	HCA	637 Woodland Sq Lp	Lacey	8/1/94	10/31/99	18,104	\$15,107.33	\$775.01	\$9.50	\$0.00	\$0.00	\$19,848.20	Rainier General
6741	INS	4224 6th Ave SE	Lacey	10/1/94	9/30/99	9,300	\$6,269.75	\$0.00	\$8.09	\$0.00	\$0.00	\$0.00	Rowesix 97, LLC
6853	SPS	1401 Marvin Rd NE	Lacey	7/1/95	6/30/00	11,099	\$8,324.25	\$0.00	\$9.00	\$0.00	\$0.00	\$55,244.11	Seattle First Nat'l Bank
6855	DOL	4507 Woodview dr	Lacey	4/1/95	3/31/00	5,746	\$4,596.80	\$0.00	\$9.60	\$0.00	\$0.00	\$0.00	Rainier General
6868	EHO	4224 6th Ave SE	Lacey	6/1/95	5/31/00	4,570	\$3,237.08	\$0.00	\$8.50	\$0.00	\$0.00	\$0.00	Rowesix 97, LLC
6929	INS	4424 6th Ave SE	Lacey	11/1/95	10/31/00	9,126	\$5,285.48	\$0.00	\$6.95	\$0.00	\$0.00	\$86,413.98	Rowesix 97, LLC
6949	LOT	7860 29th Ave NE	Lacey	4/1/96	3/31/01	13,745	\$7,090.13	\$0.00	\$6.09	\$0.10	\$0.00	\$0.00	Kaufman Develop
6986	SHS	600 Woodland Sq Lp	Lacey	12/1/97	11/30/99	33,184	\$28,095.79	\$0.00	\$10.16	\$0.00	\$0.00	\$0.00	Rainier General
7115	SHS	1009 College St SE	Lacey	1/1/97	12/31/01	59,711	\$54,160.65	\$420.75	\$10.80	\$0.00	\$0.00	\$0.00	Alhadeff
7206	HCA	3817 Pacific Ave	Lacey	11/1/96	10/31/01	7,975	\$4,964.44	\$0.00	\$7.32	\$0.15	\$0.00	\$0.00	Capital Development Co
7221	ESD	605-618 Woodview Dr SE	Lacey	7/1/96	6/30/01	68,574	\$69,252.46	\$3,650.00	\$10.38	\$0.10	\$1.00	\$0.00	Rainier General
7251	PER	4224 6th Ave SE	Lacey	7/1/96	6/30/01	13,422	\$13,366.08	\$0.00	\$9.85	\$1.10	\$1.00	\$0.00	Rowesix 97, LLC
7258	HCA	4522 Pacific Avenue SE	Lacey	12/1/96	11/30/01	15,178	\$14,541.13	\$375.00	\$11.00	\$0.00	\$0.00	\$48,415.00	RAJA Investment
7268	SHS	4408 7th Ave SE	Lacey	1/1/97	12/31/01	33,184	\$30,820.49	\$1,425.00	\$10.63	\$0.00	\$0.00	\$0.00	Rainier General
7272	ESD	605 Woodview Dr SE	Lacey	7/1/96	6/30/01	7,569	\$7,785.14	\$499.98	\$10.55	\$0.00	\$1.00	\$0.00	Rainier General
7279	ATG	670 Woodland Sq Lp SE	Lacey	1/1/97	12/31/01	33,345	\$29,990.90	\$425.00	\$10.64	\$0.00	\$0.00	\$0.00	Rainier General
7426	DIS	903 Selma St	Lacey	7/1/97	6/30/02	782	\$350.01	\$0.00	\$5.37	\$0.00	\$0.00	\$0.00	Capital Development Co
7427	DIS	720 Sleater-Kinney	Lacey	7/1/97	6/30/02	11,758	\$11,738.40	\$0.00	\$11.98	\$0.00	\$0.00	\$0.00	Capital Development Co
7462	DOT	719 Sleater-Kinney	Lacey	7/1/97	6/30/02	6,667	\$6,528.10	\$0.00	\$11.75	\$0.00	\$0.00	\$0.00	Capital Development Co
7463	SHS	6135 Martin Way	Lacey	5/1/97	4/30/02	27,000	\$26,918.08	\$0.00	\$10.85	\$1.10	\$0.00	\$31,719.60	Kaufman Const
7600	INS	420 Golf Club Rd	Lacey	9/1/97	8/31/02	5,694	\$6,405.75	\$0.00	\$11.40	\$1.10	\$1.00	\$0.00	Lomor & Fones Rd
7605	DIESD	420 Golf Club Rd	Lacey	6/1/97	5/31/02	2,525	\$2,754.35	\$0.00	\$13.09	\$0.00	\$0.00	\$0.00	Resilient Floor Covering
7679	SHS	720 Sleater-Kinney	Lacey	10/1/97	9/30/02	7,070	\$7,011.08	\$0.00	\$11.90	\$0.00	\$0.00	\$0.00	Capital Development Co
7731	CJCT	621 Woodland Sr Lp Ste 105	Lacey	2/1/98	1/31/01	2,437	\$2,942.68	\$0.00	\$12.39	\$1.10	\$1.00	\$0.00	Rainier General Inc. a Wa Corp
7733	CTED	420 Golf Club Rd	Lacey	1/1/98	12/31/02	4,054	\$4,165.49	\$0.00	\$10.23	\$1.10	\$1.00	\$0.00	Lomor & Fones Rd
7793	SRB	4317 6th Ave	Lacey	7/1/98	6/30/03	7,815	\$8,433.69	\$0.00	\$11.95	\$0.00	\$1.00	\$0.00	Sixth Ave Cntr Investors
7850	ATG	4224 Sixth Ave SE	Lacey	1/1/98	12/31/00	21,055	\$22,335.85	\$0.00	\$10.63	\$1.10	\$1.00	\$0.00	Rowesix 97, LLC
7863	OAC	8300 28th Ave NE #600	Lacey	5/1/98	4/30/00	3,250	\$1,868.75	\$0.00	\$6.85	\$0.20	\$0.00	\$0.00	Marks Drywall In, a WA corp
7911	DIS	4224 Sixth Ave SE	Lacey	12/1/98	11/30/03	3,861	\$4,150.58	\$0.00	\$10.80	\$1.10	\$1.00	\$0.00	Rowesix 97, LLC
7953	ECY	5300 Pacific Ave SE	Lacey	8/1/98	7/31/09	0	\$1,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	St. Martins Abbey
8099	ESD	4317 Sixth Avenue SE	Lacey	11/1/98	10/31/03	8,600	\$10,639.55	\$0.00	\$12.15	\$0.10	\$1.00	\$54,457.88	Sixth Ave Cntr Investors
8149	CTED	420 Golf Club Rd	Lacey	7/1/00	6/29/10	4,054	\$4,911.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Lomor & Fones Rd
8157	DOT	4500 3rd Avenue	Lacey	1/1/99	10/31/03	15,224	\$15,858.33	\$0.00	\$12.30	\$0.20	\$0.00	\$0.00	Robert & Yvonne Helstrom
8173	ATG	629 Woodland Sq Lp SE	Lacey	11/1/98	10/31/03	33,269	\$32,575.90	\$0.00	\$11.75	\$0.00	\$0.00	\$0.00	Rainier Gen Inc. a Wa Corp
8181	SHS	4450 10th Ave SE	Lacey	3/1/99	2/28/09	54,788	\$65,517.32	\$0.00	\$14.35	\$0.00	\$0.00	\$0.00	Blake Office Park LLC
8183	SHS	4500 -10th Ave	Lacey	4/1/99	3/31/09	54,788	\$65,517.32	\$0.00	\$14.35	\$1.10	\$1.00	\$259,710.41	Blake Office Park LLC
8223	DOC	4317 6th Ave	Lacey	2/15/99	1/31/04	7,000	\$7,729.17	\$0.00	\$12.05	\$0.20	\$1.00	\$17,691.04	Sixth Ave Cntr Investors
4620	FIR	605 11th Ave SE	Olympia	8/1/00	7/31/03	1,402	\$1,000.09	\$0.00	\$7.76	\$0.60	\$0.20	\$0.00	WA Fire Comm Assn
4962	SHS	816 78th Ave SE	Olympia	4/1/82	6/30/00	9,000	\$2,717.00	\$0.00	\$3.62	\$0.00	\$0.00	\$0.00	Kaufman Develop
5820	ESD	3738 Pacific Ave SE	Olympia	6/1/89	9/30/99	17,643	\$13,893.86	\$0.00	\$9.45	\$0.00	\$0.00	\$0.00	Vine Street Investors
6260	IND	2430 Chandler Ct SW	Olympia	6/1/91	5/31/01	48,874	\$47,652.15	\$0.00	\$0.00	\$0.00	\$1.08	\$147,987.17	Drebeck Investments
6511	DOH	1300 S. Quince	Olympia	5/1/94	7/31/99	48,270	\$39,702.08	\$0.00	\$9.87	\$0.00	\$0.00	\$0.00	Vine Street Investors
6560	DOH	1112 S. Quince	Olympia	8/1/94	7/31/99	29,128	\$23,375.22	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	Vine Street Investors
6586	DOH	1102 Quinvr	Olympia	8/1/94	7/31/99	23,990	\$19,251.98	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	Vine Street Investors
6691	ART	234 E 8th Ave	Olympia	5/1/94	7/31/99	7,359	\$5,641.90	\$0.00	\$9.00	\$0.20	\$0.00	\$0.00	Magner, ARA Estate
6722	REV	711 Capitol Way, Suite 403	Olympia	7/1/94	12/30/99	22,303	\$21,652.50	\$0.00	\$9.55	\$1.10	\$1.00	\$0.00	Evergreen Plaza Assoc

Lease	Agency	Address	City	Start	End	SF	Monthly Rent	Parking Amount	Base Rent PSF	Utilities	Janitorial	TI Total	Owner
6733	DIS	7827 Arab Dr	Olympia	10/1/94	9/30/99	12,748	\$4,557.41	\$0.00	\$4.29	\$0.00	\$0.00	\$17,927.59	Kaufman Develop
6753	CRA	2404 Chandler	Olympia	1/1/95	12/31/99	4,963	\$4,454.66	\$50.00	\$0.00	\$9.65	\$1.00	\$0.00	John & Glenda Drebeck
6761	CTC	319 7th Ave	Olympia	12/14/98	8/31/99	3,558	\$3,587.65	\$0.00	\$12.10	\$0.00	\$0.00	\$0.00	McK Properties
6770	CTE	906 Columbia St	Olympia	10/1/94	9/30/99	54,554	\$48,780.37	\$0.00	\$9.53	\$0.20	\$1.00	\$0.00	Labor 1992 Corp
6773	DIS	512 12 Ave SE	Olympia	12/1/94	11/30/99	23,155	\$22,672.60	\$0.00	\$9.65	\$1.10	\$1.00	\$0.00	
6779	DOC	1310 Jefferson St.	Olympia	2/1/95	1/31/00	25,086	\$21,845.73	\$0.00	\$9.65	\$0.00	\$0.80	\$0.00	Dennis L. Adams & the Estate of Virgil L. Adams
6782	SHS	7240 Martin Way	Olympia	4/1/95	3/31/00	3,099	\$2,982.79	\$0.00	\$9.45	\$1.10	\$1.00	\$69,265.87	Kaufman Development LP
6804	DSB	1400 Evergreen Pk Dr SW	Olympia	2/1/95	2/1/00	6,213	\$5,514.04	\$0.00	\$9.65	\$0.00	\$1.00	\$13,866.81	Drebeck Investments
6805	L&I	7827 Arab Dr	Olympia	2/1/95	2/1/00	26,084	\$7,020.94	\$0.00	\$3.23	\$0.00	\$0.00	\$29,864.56	Kaufman Develop
6806	OAC	922 79th Avenue	Olympia	9/1/95	8/31/00	6,035	\$1,604.30	\$0.00	\$3.19	\$0.00	\$0.00	\$0.00	Kaufman Brothers
6825	BTA	1400 Evergreen Pk Dr SW	Olympia	2/1/95	1/31/01	9,434	\$8,822.68	\$450.00	\$9.65	\$0.00	\$1.00	\$0.00	Drebeck Investments
6836	DOL	622 S Jefferson	Olympia	2/1/95	1/31/00	14,587	\$3,831.00	\$0.00	\$3.15	\$1.10	\$1.00	\$0.00	Lundmark
6844	ATG	905 Plum St SE	Olympia	5/1/96	4/30/06	42,403	\$47,939.68	\$0.00	\$11.05	\$0.00	\$0.00	\$677,500.00	Vine Street Associates
6852	DOL	2424 Heritage Ct SW	Olympia	3/1/95	2/29/00	17,902	\$16,186.39	\$0.00	\$9.65	\$0.20	\$1.00	\$0.00	Morris Properties
6859	OAC	1210 Eastside St	Olympia	6/1/95	5/31/00	4,040	\$3,512.00	\$280.00	\$9.60	\$0.00	\$0.00	\$54,805.65	B&B Ratner Trust;Bernice Ratner Trust
6862	ATG	2411 Chandler Court SW	Olympia	6/1/95	5/31/00	9,075	\$8,354.06	\$0.40	\$9.65	\$0.00	\$1.00	\$16,929.47	Drebeck Investments
6869	REV	7741 Arab Rd.	Olympia	11/1/95	10/31/00	9,893	\$2,720.58	\$0.00	\$3.30	\$0.00	\$0.00	\$0.00	Kaufman Develop
6894	WSP	7600 Terminal Road	Olympia	6/1/95	5/31/00	11,080	\$3,120.87	\$0.00	\$3.38	\$0.00	\$0.00	\$0.00	
6897	OMW	406 S. Water St	Olympia	7/1/95	6/30/00	5,567	\$4,244.84	\$0.00	\$8.95	\$0.20	\$0.00	\$0.00	Olympia First
6911	SHS	724 Quince Street SE	Olympia	7/1/95	6/30/00	27,297	\$28,915.46	\$1,800.00	\$12.14	\$1.10	\$1.00	\$0.00	Vine Street
6916	L&I	724 Quince Street SE	Olympia	7/1/95	6/30/00	13,165	\$13,918.59	\$600.00	\$12.14	\$1.10	\$1.00	\$0.00	Vine Street
6920	AAA	1210 Eastside St	Olympia	1/1/96	8/31/00	3,370	\$2,752.17	\$0.00	\$9.80	\$0.00	\$0.00	\$1,768.48	B&B Ratner Trust;Bernice Ratner Trust
6921	SHS	204 East 11th Ave	Olympia	1/1/96	12/31/00	4,192	\$4,404.66	\$300.00	\$9.65	\$0.00	\$0.00	\$0.00	Pro Art Company
6935	SHS	617 & 623 8th Ave SE	Olympia	1/1/96	12/31/05	80,100	\$74,760.00	\$0.00	\$11.20	\$0.00	\$0.00	\$0.00	Vine Street Investors
6937	DOC	3700 Martin Way	Olympia	1/1/96	12/31/00	5,055	\$4,600.05	\$0.00	\$10.92	\$0.00	\$0.00	\$0.00	Steadman Family Trust
6955	OSA	2420 Bristol Court SW	Olympia	11/1/95	10/31/00	2,752	\$2,797.00	\$0.00	\$9.90	\$0.00	\$0.00	\$0.00	Morris Properties
6956	LIQ	2420 Bristol Court SW	Olympia	11/1/95	10/31/00	2,464	\$2,519.44	\$1.00	\$10.17	\$1.10	\$1.00	\$0.00	Morris
6957	OAH	2420 Bristol Court SW	Olympia	11/1/95	10/31/00	6,317	\$6,317.00	\$0.00	\$12.00	\$0.00	\$0.00	\$0.00	James & Frank Morris
6962	SHS	925 Plum St	Olympia	6/1/96	5/31/01	33,688	\$32,565.07	\$0.00	\$11.60	\$0.00	\$0.00	\$0.00	Vine Street Associates
6967	REV	711 Capitol Wy Ste 403	Olympia	12/1/95	12/30/99	5,909	\$6,066.57	\$0.00	\$10.22	\$1.10	\$1.00	\$0.00	Overlake Mgmt Co.
6976	DOT	2420 Bistol Ct SW	Olympia	1/1/96	12/31/00	6,317	\$6,317.00	\$0.00	\$12.00	\$0.00	\$0.00	\$0.00	Morris Properties
6981	UTC	1300 Evergreen Pkwy SW	Olympia	2/1/96	1/31/01	37,107	\$36,165.49	\$450.00	\$10.55	\$0.00	\$1.00	\$0.00	Drebeck Investments
7021	DOC	715 E 8th	Olympia	4/1/96	3/31/01	3,982	\$3,484.25	\$0.00	\$10.50	\$0.00	\$0.00	\$16,212.00	Capital Development Co
7042	HCA	410 11th Ave	Olympia	5/1/96	4/30/01	2,440	\$2,580.00	\$635.00	\$12.68	\$1.10	\$1.00	\$0.00	11th Ave Investors
7060	DVA	7240 B Martin Wy E	Olympia	5/1/96	4/30/01	11,056	\$10,318.93	\$0.00	\$11.20	\$0.00	\$0.00	\$8,702.21	Morris, Pope, Venture, a WA Gen Partnership
7086	DOT	724 Quince St	Olympia	4/1/97	5/31/01	13,211	\$12,990.81	\$0.00	\$11.80	\$1.10	\$1.00	\$0.00	Vine Street
7097	WSU	925 Plum St	Olympia	8/1/97	6/30/01	19,258	\$18,616.07	\$0.00	\$10.50	\$0.00	\$1.00	\$0.00	Vine Street
7098	SEC	505 E Union	Olympia	5/1/96	4/30/01	18,145	\$17,766.98	\$0.00	\$10.75	\$0.00	\$1.00	\$37,416.68	5th & Pear Assoc Lmt
7103	CTED	925 Plum St	Olympia	8/1/97	6/30/01	3,884	\$3,754.53	\$0.00	\$11.60	\$0.00	\$1.00	\$0.00	Vine Street
7105	WSU	925 Plum St	Olympia	8/1/97	6/30/01	1,411	\$1,363.97	\$0.00	\$1,160.00	\$1.10	\$1.00	\$0.00	Vine Street
7154	CTE	111 W 21st St	Olympia	6/1/95	5/31/00	4,863	\$4,198.39	\$0.00	\$8.26	\$1.10	\$1.00	\$0.00	Bldg Industry Assoc
7168	SGC	925 Plum St	Olympia	8/1/96	7/31/01	3,688	\$3,565.07	\$0.00	\$11.60	\$1.10	\$1.00	\$0.00	Vine Street
7169	OPD	925 Plum St	Olympia	7/1/96	6/30/00	2,146	\$2,153.73	\$0.00	\$11.60	\$0.00	\$0.00	\$0.00	Vine Street
7191	REV	2409 Pacific Ave	Olympia	6/1/96	5/31/01	5,036	\$4,826.17	\$0.00	\$10.30	\$0.20	\$1.00	\$0.00	Philip M & Carol R Juergens
7193	DIS	605 11th Ave SE	Olympia	9/1/96	8/31/01	13,954	\$11,924.85	\$150.00	\$9.93	\$0.20	\$0.00	\$0.00	WA Fire Comm Assn
7196	OPD	925 Plum St	Olympia	8/1/97	6/30/00	2,228	\$2,153.73	\$0.00	\$11.60	\$1.10	\$1.00	\$0.00	Vine Street
7200	REV	711 State Ave	Olympia	10/1/96	9/30/01	19,884	\$19,138.35	\$0.00	\$10.75	\$0.00	\$0.80	\$0.00	Kolb Properties
7207	DOH	7745 W Arab Rd	Olympia	6/1/96	5/31/01	19,500	\$6,256.25	\$0.00	\$3.85	\$0.00	\$0.00	\$0.00	Kaufman Develop
7225	GEN	Legion/Cherry	Olympia	11/1/96	10/31/01	33,000	\$16,631.00	\$0.00	\$6.05	\$1.10	\$1.00	\$0.00	Kolb/Gregory
7232	DOT	7912 Martin Wy NE	Olympia	9/1/96	8/31/01	4,836	\$4,603.97	\$175.00	\$10.89	\$0.10	\$0.00	\$0.00	Kyung S. Gabriel/Norberg
7233	HRC	7912 Martin Wy NE	Olympia	9/1/96	8/31/01	1,304	\$1,248.60	\$75.00	\$10.70	\$0.10	\$0.00	\$0.00	Kyung S. Gabriel/Norberg
7234	DOC	410 W 5th & 411 W 4th Ave	Olympia	9/1/96	8/31/01	89,953	\$104,297.67	\$4,150.00	\$11.26	\$1.10	\$1.00	\$0.00	Sato, John DBA Cherry Hill Assoc
7340	GEN	1310 Fones Rd	Olympia	1/1/97	12/31/01	13,349	\$14,250.06	\$0.00	\$12.81	\$0.00	\$0.00	\$0.00	Assoc Petroleum Prod
7342	SHS	925 Plum St	Olympia	4/1/97	3/31/02	9,403	\$9,089.57	\$0.00	\$11.60	\$0.00	\$0.00	\$0.00	Vine Street Associates

Lease	Agency	Address	City	Start	End	SF	Monthly Rent	Parking Amount	Base Rent PSF	Utilities	Janitorial	TI Total	Owner
7410	L&I	805 Plum St	Olympia	3/1/97	2/28/02	17,454	\$17,475.38	\$0.00	\$12.01	\$0.00	\$0.00	\$0.00	Vine Street Associates
7429	SHS	805 Plum St	Olympia	3/1/97	2/28/02	25,304	\$24,460.53	\$0.00	\$11.60	\$0.00	\$0.00	\$0.00	Arlington Business Parks
7469	ACB	210 SE Union	Olympia	5/1/97	4/30/02	1,632	\$1,265.62	\$0.00	\$9.31	\$0.00	\$0.00	\$0.00	Fawver Courtland D & Joan Yaeger
7482	GMH	905 24th Way SW	Olympia	7/1/97	6/30/02	1,265	\$1,500.00	\$0.00	\$14.23	\$0.00	\$0.00	\$0.00	Donald Taylor
7485	LOT	814 Fourth Ave	Olympia	10/1/97	9/30/02	23,339	\$24,136.42	\$0.00	\$12.41	\$0.00	\$0.00	\$0.00	Mainstreet Investors
7505	AGR	2735 Harrison Ave NW	Olympia	11/1/97	10/31/02	24,975	\$24,975.00	\$0.00	\$12.00	\$0.00	\$0.00	\$0.00	Cafaro NW Prop
7537	DOL	405 Blacklake Blvd SW	Olympia	5/1/97	4/30/97	71,832	\$78,715.90	\$0.00	\$13.15	\$0.00	\$0.00	\$0.00	Vine Street Investors
7539	DOL	2000 4th Ave W Blk Lk	Olympia	5/1/97	4/30/02	20,221	\$11,079.97	\$0.00	\$13.15	\$0.00	\$0.00	\$0.00	Vine Street Investors
7577	TESC	111 W 21st St	Olympia	7/1/97	6/30/00	2,995	\$3,826.04	\$0.00	\$12.50	\$0.00	\$0.00	\$0.00	Bldg Industry Assoc
7599	WLC	605 11th Ave Se	Olympia	8/1/97	7/31/00	1,402	\$900.00	\$0.00	\$7.70	\$0.00	\$0.00	\$0.00	WA Fire Comm Assn
7648	DOH	2411 Pacific Ave SE	Olympia	10/1/97	9/30/02	5,113	\$5,087.44	\$0.00	\$11.94	\$0.00	\$0.00	\$0.00	Philip M & Carol R Juergens
7683	OAH	919 Lakeridge Wy	Olympia	10/1/97	9/30/02	6,600	\$7,381.00	\$0.00	\$12.42	\$0.00	\$1.00	\$0.00	Morris Properties
7727	DOH	2725 Harrison Ave NW	Olympia	10/1/97	9/30/02	24,728	\$23,656.45	\$0.00	\$11.48	\$0.00	\$0.00	\$0.00	The Cafaro NW Partnership
7737	LIQ	3000 Pacific Ave	Olympia	6/1/98	5/31/08	44,393	\$48,832.30	\$0.00	\$13.20	\$0.00	\$0.00	\$0.00	Olympic Blvd Patners
7739	SHS	3704 Giffin Ln	Olympia	1/1/98	12/31/02	7,614	\$10,056.83	\$0.00	\$13.75	\$1.10	\$1.00	\$0.00	NW Properties
7753	COP	504 E 14th	Olympia	4/1/98	3/31/00	2,346	\$2,346.00	\$0.00	\$9.90	\$1.10	\$1.00	\$0.00	WA Assoc of Realtors
7770	SIB	2424 Heritage Ct SW	Olympia	1/1/98	12/31/02	17,850	\$20,155.63	\$0.00	\$12.55	\$0.00	\$1.00	\$0.00	Morris Properties
7771	PAB	282 Capitol Blvd	Olympia	11/1/97	10/31/02	4,494	\$2,816.24	\$0.00	\$7.52	\$0.00	\$0.00	\$0.00	Bruce Shattuck
7809	DOT	921 Lakeridge Way SW	Olympia	4/1/98	3/31/03	5,727	\$5,965.63	\$0.00	\$12.50	\$1.10	\$0.20	\$0.00	James Morris
7810	OAH	921 Lakeridge Way SW	Olympia	2/1/98	1/31/03	6,483	\$6,753.13	\$0.00	\$12.50	\$1.10	\$0.20	\$0.00	Morris Properties
7811	SHS	112 NE Henry St	Olympia	4/1/98	3/31/03	9,025	\$13,377.99	\$0.00	\$14.50	\$0.20	\$1.00	\$69,643.00	J/4 Assoc
7816	SHS	7240-B Martin Way E	Olympia	1/1/97	12/31/02	4,900	\$4,695.83	\$0.00	\$9.40	\$1.10	\$1.00	\$0.00	Morrise Pope Venture
7817	DOH	2413 Pacific Ave	Olympia	2/1/98	1/31/03	1,558	\$1,538.53	\$0.00	\$11.65	\$0.20	\$0.00	\$0.00	Yim Trust
7827	WSP	112 NE Henry St	Olympia	5/1/98	4/30/00	1,200	\$1,650.00	\$0.00	\$16.50	\$0.00	\$0.00	\$0.00	J/4 Assoc
7852	DOT	809 Legion Wway SE	Olympia	4/1/98	3/31/03	22,598	\$22,221.37	\$0.00	\$11.80	\$0.00	\$0.00	\$0.00	Doug Shinstine
7861	DOP	521 S Capital Way	Olympia	3/1/98	2/28/03	32,400	\$33,669.00	\$0.00	\$12.47	\$1.10	\$0.20	\$0.00	Morris Properties
7918	F&W	902 E. Union	Olympia	6/1/98	4/30/03	10,955	\$8,579.85	\$0.00	\$9.40	\$0.00	\$0.00	\$0.00	Lesnick
7951	HEC	1603 Cooper Pt Rd NW	Olympia	7/1/98	6/30/00	3,838	\$4,637.58	\$0.00	\$13.50	\$1.00	\$0.00	\$0.00	Morris Pope Venture
7955	PLI	1015 10th Ave SE	Olympia	10/1/98	9/30/01	3,048	\$2,621.28	\$0.00	\$10.32	\$0.00	\$0.00	\$0.00	Ron Busche
7964	SHS	7821 Arab Dr	Olympia	4/1/98	3/31/03	60,000	\$18,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Kaufman Develop
7965	SHS	902-79th Ave	Olympia	4/1/98	3/31/03	35,000	\$10,062.50	\$0.00	\$3.45	\$0.00	\$0.00	\$0.00	Kaufman Develop
7974	TESC	1110 Jefferson St.	Olympia	7/1/98	6/30/00	2,717	\$3,510.10	\$0.00	\$13.40	\$1.10	\$1.00	\$0.00	KBJ Investments
7982	DIS	1110 S Jefferson	Olympia	8/1/98	7/31/03	24,875	\$27,158.48	\$0.00	\$12.10	\$0.00	\$1.00	\$0.00	Jefferson Bldg Co
8014	BTA	910 E 5th Ave	Olympia	11/1/98	10/31/03	4,602	\$4,218.50	\$0.00	\$11.00	\$0.00	\$0.00	\$0.00	Richard Burrows
8015	CJCT	908 E 5th Ave	Olympia	11/1/98	10/31/03	2,223	\$2,037.75	\$0.00	\$11.00	\$0.00	\$0.00	\$0.00	Richard Burrows
8044	TSC	1000 S Cherry St	Olympia	11/1/98	37,925	6,400	\$6,133.00	\$0.00	\$11.50	\$1.10	\$0.00	\$32,926.00	Cherry Street Qtip
8060	HEC	724 Quince St	Olympia	9/1/98	8/31/03	15,300	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Marvin Reiner Trust
8070	LAW	3025 10th Way SE	Olympia	5/1/98	4/30/01	6,663	\$1,887.85	\$0.00	\$3.40	\$0.00	\$0.00	\$0.00	Gerald Bailey
8099	ESD	4317 Sixth Ave SE	Olympia	11/1/98	10/31/03	8,600	\$10,639.55	\$0.00	\$13.25	\$1.00	\$0.00	\$54,457.88	6th Ave Investors
8137	PERC	711 Capital Way	Olympia	1/1/99	12/31/04	4,877	\$5,486.30	\$0.00	\$11.65	\$0.00	\$0.00	\$0.00	Evergreen Plaza Assoc
8137	PRC	711 Capitol Way, Suite 600	Olympia	1/1/99	12/31/04	4,877	\$4,714.63	\$0.00	\$11.65	\$1.10	\$1.00	\$0.00	Evergreen Plaza Assoc
8146	SHS	3660B Pacific Avenue	Olympia	11/15/98	11/14/99	3,200	\$2,000.00	\$0.00	\$5.40	\$1.00	\$1.00	\$0.00	D & D Properties
8150	ESD	926 79th Ave SE	Olympia	7/1/98	6/3/03	43,000	\$12,720.83	\$0.00	\$3.55	\$0.00	\$0.00	\$0.00	Kaufman Brothers
8160	DOT	821 Airport Ct	Olympia	4/1/99	3/31/04	6,000	\$6,000.00	\$0.00	\$12.00	\$0.00	\$0.00	\$0.00	Kaufman
8172	PDC	711 Capitol Wy Ste 403	Olympia	11/1/98	10/31/99	4,011	\$4,345.25	\$0.00	\$10.90	\$1.10	\$1.00	\$0.00	Overlake Mgmt Co
8182	OAC	1206 S Quince	Olympia	8/1/99	7/31/04	29,128	\$27,307.50	\$0.00	\$11.25	\$0.00	\$0.00	\$0.00	Vine Street Investors
8192	DOH	1101 Eastside St	Olympia	1/1/99	12/31/04	8,338	\$4,648.44	\$0.00	\$6.69	\$0.00	\$0.00	\$0.00	Union Leasing Corp
8215	CRA	2404 Chandler	Olympia	1/1/00	12/31/05	4,963	\$5,484.12	\$0.00	\$13.26	\$0.00	\$0.00	\$0.00	Drebick Investments
8224	PER	7143 Martin Wy SE	Olympia	9/1/98	8/31/03	2,500	\$2,541.67	\$0.00	\$12.00	\$0.20	\$0.00	\$0.00	Alvin Thompson
8225	MAR	711 Capitol Wy Ste 403	Olympia	7/1/99	6/30/04	889	\$1,025.31	\$0.00	\$11.74	\$1.10	\$1.00	\$0.00	Overlake Mgmt Co
8244	SHS	712 Pear	Olympia	6/1/99	5/31/09	70,000	\$78,750.00	\$0.00	\$13.50	\$0.00	\$0.00	\$0.00	Vine Street Investors
8245	HUM	711 Capitol Way, Ste. 402	Olympia	7/1/99	6/30/04	4,972	\$5,945.68	\$0.00	\$12.25	\$1.10	\$1.00	\$0.00	Evergreen Plaza Assoc
8332	PPI	110 East 5th	Olympia	7/1/00	6/30/05	3,144	\$3,750.00	\$0.00	\$14.92	\$0.00	\$0.00	\$0.00	KBJ Investments
8333	OAC	711 Capital Way	Olympia	6/1/99	5/30/04	4,456	\$5,540.00	\$0.00	\$14.92	\$0.00	\$0.00	\$0.00	Evergreen Plaza Assoc
8354	L&I	7741 Arab Rd.	Olympia	5/17/99	4/30/00	6,900	\$2,472.50	\$0.00	\$4.30	\$0.00	\$0.00	\$0.00	Kaufman Develop

Lease	Agency	Address	City	Start	End	SF	Monthly Rent	Parking Amount	Base Rent PSF	Utilities	Janitorial	TI Total	Owner
8356	DOH	7745 W Arab Rd	Olympia	5/1/99	4/30/01	6,000	\$1,930.00	\$0.00	\$3.86	\$0.00	\$0.00	\$0.00	Kaufman Develop
8416	FIR	605 11th Avenue S.E.	Olympia	8/1/00	7/31/03	1,402	\$1,000.00	\$0.00	\$7.76	\$0.60	\$0.20	\$0.00	WA Fire Comm Assn
6458	DOL	3006 - 29th St. SW	Tumwater	11/1/96	10/31/99	2,100	\$787.50	\$0.00	\$4.00	\$0.50	\$0.00	\$0.00	Scott & Susan Ritter
6675	DOH	Airdustrail #9	Tumwater	4/1/94	6/30/99	6,000	\$3,975.00	\$0.00	\$6.85	\$0.10	\$1.00	\$0.00	Kaufman Develop
6676	DOH	Airdustrail #14	Tumwater	4/1/94	3/31/99	6,000	\$3,975.00	\$0.00	\$6.85	\$0.10	\$1.00	\$0.00	Kaufman Develop
6731	WTB	Airdustrail Park #17	Tumwater	8/1/94	7/31/99	12,402	\$8,268.00	\$0.00	\$6.90	\$0.10	\$1.00	\$0.00	Kaufman Const
6788	WSP	321 Cleveland Ave	Tumwater	1/1/95	12/31/99	2,160	\$2,079.00	\$0.00	\$9.45	\$1.10	\$1.00	\$0.00	Cleveland Plaza
6807	REV	6004 Capitol Blvd	Tumwater	1/1/95	12/31/99	10,955	\$8,900.94	\$0.00	\$8.55	\$0.20	\$0.00	\$0.00	P&P Enterprises
6858	DOH	Airdustrail Park	Tumwater	5/1/95	4/30/00	4,000	\$1,050.00	\$0.00	\$2.95	\$0.20	\$0.00	\$0.00	Morris Pope Venture
6860	RES	7600 Terminal St SE	Tumwater	5/1/95	4/30/00	0	\$399.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Port of Olympia
6894	WSP	7600 Terminal St SE	Tumwater	6/1/95	5/31/00	11,080	\$3,120.87	\$0.00	\$3.38	\$0.00	\$0.00	\$0.00	Port of Olympia
6910	AGR	2747 29th SW	Tumwater	8/1/95	7/31/00	3,384	\$2,600.04	\$0.00	\$8.12	\$0.10	\$1.00	\$10,215.00	Mylet
7064	DOH	Airdustrail #8	Tumwater	6/1/96	5/31/01	8,320	\$7,280.00	\$0.00	\$9.40	\$1.10	\$0.00	\$0.00	Olympia Airdustrail Park Assoc.
7165	SHS	5000 Capitol Boulevard	Tumwater	8/1/96	7/31/01	46,020	\$38,311.65	\$2,060.00	\$9.46	\$0.00	\$0.00	\$0.00	Capital Development Co
7570	F&W	7600 Terminal St SE	Tumwater	5/1/97	4/30/02	7,456	\$1,398.00	\$0.00	\$2.25	\$0.00	\$0.00	\$0.00	Port of Olympia
7667	PER	3400 Capitol Blvd	Tumwater	8/1/97	7/31/02	1,148	\$999.72	\$0.00	\$8.35	\$1.10	\$1.00	\$0.00	Black & Ries
7734	AGR	3939 Cleveland Ave	Tumwater	11/1/97	10/31/02	14,093	\$12,237.43	\$0.00	\$10.00	\$1.10	\$0.80	\$0.00	J/4 Assoc
7742	F&W	3939 Cleveland Ave	Tumwater	11/1/97	10/31/02	21,050	\$4,911.67	\$0.00	\$2.60	\$0.20	\$0.00	\$0.00	J/4 Assoc
7795	REV	6300 Linderson Wy	Tumwater	4/1/98	3/31/08	48,187	\$42,833.81	\$0.00	\$9.67	\$0.00	\$1.00	\$0.00	Kurt Meier
7839	GEN	7511 New Market	Tumwater	12/1/97	11/30/02	56,550	\$12,377.25	\$0.00	\$2.63	\$0.00	\$0.00	\$0.00	Morris Pope Venture
7934	SHS	6330 Capitol Blvd	Tumwater	5/1/98	4/30/03	6,000	\$5,350.00	\$0.00	\$10.70	\$0.00	\$0.00	\$0.00	Charles Hendrickson
7949	SHS	6737 Capital Blvd	Tumwater	3/1/99	2/28/09	49,984	\$59,356.00	\$0.00	\$14.25	\$0.00	\$0.00	\$0.00	Vine Street
7993	PRT	7171 Clearwater Ln	Tumwater	4/1/98	3/31/01	1,920	\$550.40	\$0.00	\$1.34	\$1.10	\$1.00	\$0.00	NHC-SUB
8051	DRS	7825 Capitol Blvd	Tumwater	1-Feb	1/31/09	57,441	\$66,535.83	\$0.00	\$13.90	\$0.00	\$0.00	\$0.00	Vine Street Investors
8068	DOH	7171 Cleanwater Ln	Tumwater	11/1/97	5/31/03	64,000	\$54,826.67	\$0.00	\$10.28	\$0.00	\$0.00	\$0.00	Olympia Airdustrail
8155	P&R	7150 Cleanwater Ln	Tumwater	11/1/98	10/31/03	27,237	\$19,973.80	\$0.00	\$8.80	\$0.00	\$0.00	\$0.00	Olympia Airdustrail
8158	DRS	5057 Lambskin St SW	Tumwater	12/15/98	12/14/01	5,250	\$2,835.00	\$0.00	\$6.48	\$0.00	\$0.00	\$0.00	Cherie Perrott
8160	DOT	821 Airport Ct	Tumwater	4/1/99	3/31/04	6,000	\$6,000.00	\$0.00	\$12.00	\$0.00	\$0.00	\$0.00	Kaufman Brothers
8258	DOT	6639 Capitol Boulevard	Tumwater	4/1/99	3/31/04	23,940	\$4,911.67	\$0.00	\$2.60	\$0.00	\$0.00	\$0.00	J/4 Assoc
8303	OFM	6825 Capitol Boulevard	Tumwater	4/1/99	3/31/09	23,940	\$27,730.50	\$0.00	\$13.90	\$0.00	\$0.00	\$41,434.20	Vine Street Investors
8337	SHS	7171 Cleanwater Ln	Tumwater	6/1/99	5/31/04	8,640	\$10,080.00	\$0.00	\$13.00	\$1.00	\$0.00	\$0.00	NHC-SUB
8411	DOH	Airdustrail Park, Bldg. 10	Tumwater	7/1/99	6/30/04	6,000	\$5,375.00	\$0.00	\$9.75	\$1.00	\$0.00	\$0.00	Kaufman
8412	DOH	Airdustrail Park, Bldg. 11	Tumwater	7/1/99	6/30/04	6,000	\$5,375.00	\$0.00	\$9.75	\$1.00	\$0.00	\$0.00	Kaufman
8413	DOH	Airdustrail Park, Bldg. 14	Tumwater	7/1/99	6/30/04	6,000	\$5,375.00	\$0.00	\$9.75	\$1.00	\$1.00	\$0.00	Kaufman
8414	DOH	Airdustrail Wy	Tumwater	7/1/99	6/30/04	6,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Morris Pope Venture

APPENDIX B: STATE-OWNED BUILDINGS

Thurston County (excludes Legislative Building and other mixed-use buildings)

Facility Name	Site Address	City	Zip Code	Tenant Agencies	Fac Con	Hist	Const. Date	Purch. Date	Facility Cost	Facility GSF	Facility RSF	Renov. Date	Renovation Cost	Site Purch. Cost	Site Acre	Notes
State Capitol Campus	14th Avenue and Capitol Way	Olympia	91019												101.3	
Insurance Building				OFM; Insurance	2	Y	Jul 1921	Jul 1921	\$1,083,500	66,200	56,800	Jul 1982	\$3,705,000			
Newhouse Building				Senate	3	N	Jul 1934	Jul 1934	\$171,400	24,800	23,100					
Cherberg Building				Senate	3	Y	Jul 1937	Jul 1937	\$830,800	100,800	88,100	Jul 1993	\$1,804,000			1993 partial building renovation
O'Brien Building				House	1	Y	Jul 1940	Jul 1940	\$916,600	100,700	88,000	Jul 1988	\$4,674,000			
General Administration Building				Auditor; Licensing; DFI; GA; Revenue; Printer; DSB; CTED; Tres.	3	N	Jul 1956	Jul 1956	\$4,097,000	279,700	263,200					
Highway-Licenses Building				Licensing; AG; DSB	1	N	Jul 1962	Jul 1962	\$3,750,000	193,700	176,800	Jul 1994	\$20,712,000			
Employment Security Building				ESD	3	N	Jul 1962	Jul 1962	\$2,000,000	93,200	86,300	Jul 1989	\$0			
Transportation				DOT; DSB	2	N	Jul 1971	Jul 1971	\$8,000,000	206,100	184,600					
Office Building #2				DIS; DSHS; GA; Printer; DSB	3	N	Jul 1975	Jul 1975	\$19,000,000	372,300	333,282					
Old IBM Building				ESD	3	N	Jul 1958	Jul 1976	\$313,000	14,200	13,200					
Capitol Court (Old Thurston Co Courthouse)				AG	1	Y	Jul 1975	Jul 1975	\$2,000,000	48,957	48,957	Jul 1989	\$3,300,000			
201 W. 14th Ave (UPI Press House)				Press	5	N	Jul 1940	Jul 1971	\$44,400	3,080	1,490					
515 E. 15th Avenue(WSP)				WSP	2	N	Jul 1971	Jul 1971	\$47,000	4,800	4,320					
Natural Resources Building				Agriculture; Fisheries; Outdoor Rec.; DNR; Parks & Rec.; DSB	1	N	Jul 1992	Jul 1992	\$65,954,085	354,800	335,010					
506 16th Avenue (JLARC)				JLARC	3	N	Jul 1972	Jul 1972	\$30,000	2,800	2,800					
1505 S. Cherry (WSP)				WSP	3	N	Jul 1965	Jul 1965	\$30,000	2,300	1,950					
1515 S. Cherry				Indian Affairs	3	N	Jul 1965	Jul 1965	\$30,000	1,245	1,000					
1417-1419 S. Columbia (AP Press House)				Press	5	N	Jul 1935	Jul 1945	\$40,000	3,717	3,140					
Old Capitol Building				SPI	2	Y	Jul 1888	Jul 1892	\$1,103,000	120,500	97,800	Jul 1982	\$7,524,900			
1058 Capitol Way				GA	2	N	Jul 1944	Jul 1960	\$95,000	10,900	10,300					
1063 Capitol Way - Capitol Park Bldg				Statute Law Comm.; ESD	3	N	Jul 1940	Jul 1982	\$245,300	36,180	33,488					Several private tenant occupy building
120 E. Union Avenue Building	120 E. Union Avenue	Olympia	91019	Sec. Of State; Library	3	N		Jul 1982	\$242,900	12,900	10,894			\$133,725	0.5	Also, private/non-profit tenants
1007 S. Washington Street Building	1007 S. Washington Street	Olympia	91019	Sec. Of State; House	3	N		Jul 1982	\$248,200	14,580	13,817			\$13,200	0.3	
600 S. Franklin	600 S. Franklin	Olympia	91019	DOP	3	N		Jul 1983	\$933,700	28,578	28,578			\$391,400	1.0	
721 Columbia St (Old Train Depot-EDC)	5th Avenue and Water Street	Olympia	91019	Econ. Devel. Comm	2	N		Aug 1991	\$0	3,169	3,169			\$4,700,000	24.0	Private non-profit tenant

James M. Dolliver Building	801 South Capitol Way	Olympia	98501	James M. Dolliver Building	Vacant	4	Y	Jul 1914	Apr 1999	\$2,874,100	23,385	17,012		\$0	0.0	GA	Building being renovated for future occupancy by Secretary of State
Labor and Industries Building	7273 Linderson Way	Tumwater	98501	Labor and Industries Building	Labor & Industries; Printer; WSP	1	N	Jul 1992	Jul 1992	\$52,206,495	412,404	389,335		\$4,596,176	34.9	L&I	
Ecology Building	300 Desmond Dr.	Lacey	98503	Ecology Building	Ecology; Printer;	1	N	Jun 1992	Jun 1992	\$48,239,208	322,698	305,993		\$3,916,897	27.6	Dept. of Ecol.	Certificates of participation